

Stephen Maggs

Residential Sales & Lettings

Dedicated to selling and letting property in South Bristol since 1990

**8 Totshill Grove
Hartcliffe
Bristol BS13 0QP**

Stephen Maggs Estate Agents Off For Let This Three Bedroom Terraced, Unfurnished House. Available Immediately To Non Smokers Without Pets.



REF: ASW4833

£850 PCM (fees apply)

**Entrance Porch * Hallway * Living Room * Kitchen/Dining Room
Three Bedrooms * Bathroom * Gas Central Heating * Double Glazing
Garden * Off-Street Parking**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk



SITUATION:

Situated in South Bristol, **HARTCLIFFE** is served by both Primary and Comprehensive schools, a Health Centre, numerous local Shops, Morrisons supermarket and the Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos, Next, Boots and a bus route which serves both the City Centre and Cribbs Causeway.

DESCRIPTION:

Available immediately, this three bedroom unfurnished terraced house offers both gas central heating and double glazing, has off-street parking and an enclosed rear garden.

ENTRANCE PORCH:

Double glazed entrance door, opaque double glazed windows to both sides, door and side window to:

HALLWAY:

Cupboard housing the meters, double panelled radiator, staircase rising to first floor.

LIVING ROOM: 12' 10" x 11' 9" (3.91m x 3.58m)

Double glazed window to the front, fitted gas fire, double panelled radiator.

KITCHEN/DINING ROOM: 18' 1" x 9' 6" (5.51m x 2.89m)

The kitchen area has double glazed window and opaque double glazed door giving access onto the garden, fitted wall and base units with worktop surface, built in single oven, four burner gas hob with cooker hood over, space and plumbing for automatic washing machine. The dining area has double glazed window to the rear, double panelled radiator.

FIRST FLOOR LANDING:

Access to loft space, doors to first floor accommodation.

BEDROOM ONE: 12' 10" maximum x 11' 0" (3.91m x 3.35m)

Double glazed window to the front, fitted wardrobes with matching bedside drawer units and dressing table, double panelled radiator, cupboard housing a Vaillant gas fired combination boiler supplying central heating and domestic hot water.

BEDROOM TWO: 12' 0" including depth of wardrobes x 9' 6" (3.65m x 2.89m)

Double glazed window to the rear, single panelled radiator, built in wardrobe with sliding doors.

BEDROOM THREE: 8' 9" x 6' 11" maximum (2.66m x 2.11m)

Double glazed window to the front, double panelled radiator.

BATHROOM:

Opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath with mixer shower over, pedestal wash hand basin, close coupled W.C, extensive tiling, single panelled radiator.

FRONT GARDEN:

The front is laid to Tarmac providing off road parking with a side shrub bed, covered walkway to:

REAR GARDEN:

At the rear is a garden enclosed with fencing having a patio immediately adjacent, with an area of lawn having a side flowerbed and two block built storage sheds.



DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Energy Performance Certificate



8, Totshill Grove, BRISTOL, BS13 0QP

Dwelling type: Mid-terrace house
Date of assessment: 01 April 2014
Date of certificate: 02 April 2014

Reference number: 8900-0390-8529-7307-2443
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 m²

Use this document to:

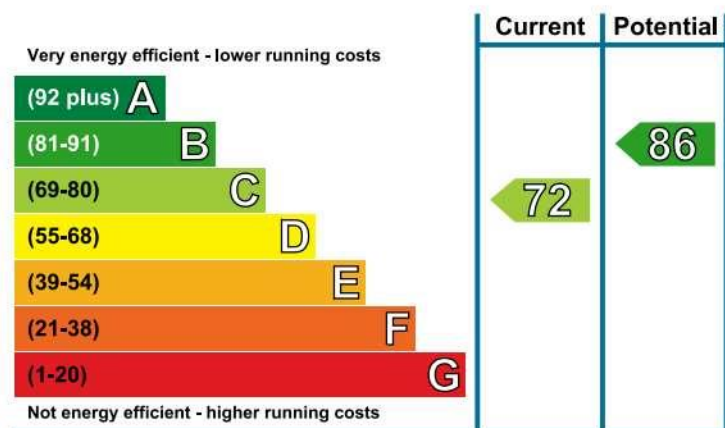
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,827
Over 3 years you could save	£ 279

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 147 over 3 years	
Heating	£ 1,353 over 3 years	£ 1,236 over 3 years	
Hot Water	£ 243 over 3 years	£ 165 over 3 years	
Totals	£ 1,827	£ 1,548	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 126
2 Low energy lighting for all fixed outlets	£25	£ 72
3 Solar water heating	£4,000 - £6,000	£ 78

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

TENANT REQUIREMENTS

On completing a reference application form, tenants are required to pay the following:-

- Tenancy reference/admin fee of £450 for a couple or £300 for a sole tenant (including VAT). All individuals over 18 years of age who will live at the property will require referencing.
- Each additional tenant over 2 tenants will be charged at £120 (including VAT). An additional £120 (including VAT) will be payable for each Guarantor should they be required, and an additional £60 (including VAT) for each overseas reference that may be required (in addition to the fees above).

Prior to the commencement of the tenancy, tenants are required to pay the following:

- One month's rent plus a Dilapidations Security Deposit equal to one month's rent plus £100. Payments to be made by cash, Bankers draft, or bank transfer to our client account.

And also

- Provide a copy of a Tenant's liability insurance certificate.

INSURANCE

The landlord is responsible for insuring the property and any items which belong to them that are left in the property. You should consider insuring your own belongings. Neither the landlord or Stephen Maggs Estate Agents Ltd can be held responsible for any loss suffered by tenants, whatever the circumstances.

The Landlord grants the tenancy of the property to the Tenant, upon the condition that the Tenant holds liability insurance that the Landlord or his Agent considers adequate to protect against accidental damage caused by the Tenant to the furniture, fixtures and fittings at the property as described in the inventory.

KEYS WILL NOT BE PROVIDED UNTIL A COPY OF THE INSURANCE IS WITNESSED BY THE AGENT.

The Tenant must provide the Landlord or his Agent with a copy of his current liability insurance certificate prior to the commencement of the tenancy, detailing the cover held, the name and address of the insurer, the policy number and the date of renewal.

Information can be provided if required. Please ask for details.

PLEASE NOTE:

IN THE EVENT OF A POTENTIAL TENANT WITHDRAWING PRIOR TO THE SIGNING OF THE CONTRACT, OR FOR WHOM WE ARE UNABLE TO OBTAIN SATISFACTORY REFERENCES, THE FEE WILL BE RETAINED BY STEPHEN MAGGS ESTATE AGENTS LTD TO COVER ADMINISTRATION COSTS.