



Clifton Road, Weston-super-Mare, BS23 1BP

£895

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Estate Agents
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Saxons are pleased to be able to offer this Three Bedroom First Floor Apartment. The property has Gas Central Heating, UPVC double glazed windows, Modern Kitchen, Lounge and Bathroom. Offered on an Unfurnished basis and available subject to references.



TERMS AND CONDITIONS

A full set of terms & conditions for tenants can be issued upon request from any Saxons office.

TENANCY PERIOD

The property is being let on an Assured Short-hold Tenancy Agreement for a minimum of 6 months. The Landlord has indicated that this may be extended after the initial 6 month tenancy subject to terms and conditions.

AVAILABILITY

The property is offered on an UNFURNISHED basis and available with immediate effect.
(Subject to successful credit & reference checks).

ADDITIONAL RESTRICTIONS

The Landlord has advised us of the following restrictions:

1. No Smokers
2. No Sharers
3. No Students
4. No Pets

REFERENCING/ADMIN FEE

DEPOSIT

The tenant(s) are required to pay the equivalent of 5 weeks rent as a deposit (unless an alternative amount is agreed). The deposit will be placed in the government approved TDS scheme.

FIRST MONTHS RENT IN ADVANCE

The tenant(s) are required to pay the first months rent in advance before the start of the tenancy agreement (subject to successful credit and reference checks). A copy of photo ID will be required when submitting your reference form along with proof of address.

ROOM DIMENSIONS

Lounge -
Kitchen -
Bedroom 1 -
Bedroom 2 -
Bedroom 3 -
Bathroom -

COUNCIL TAX BANDING

The Council Tax is currently band: B
(according to www.voa.gov.uk)

VIEWING ARRANGEMENTS

By telephone appointment only, please allow 24 hours notice.

Opening hours:

Monday - Friday 9am - 5.30pm

01934 411830



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

