



Landemann Circus, Weston-super-Mare, BS23 2QF

£775

T: 01934 624400 www.saxonswsm.co.uk

Estate Agents
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Saxons are pleased to offer this first floor apartment to the rental market which is situated on Weston Hillside which offers fantastic views across Weston to the Mendips and Bristol channel. The property benefits from two double bedrooms, 16ft lounge, kitchen and bathroom. Offered on an unfurnished basis subject to referencing.



TERMS AND CONDITIONS

A full 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.

AVAILABILITY

The property is offered on a Unfurnished basis if required and available immediately.
(Subject to Referencing).

REFERENCING/ADMIN FEES

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.

ADDITIONAL RESTRICTIONS

The Landlord has advised us of the following restrictions:

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

ROOM DIMENSION

Lounge - 16'0" x 15'10"

Kitchen - 11'4" x 8'10"

Bedroom 1 - 16'4" x 13'0"

Bedroom 2 - 16'0" x 9'10"

COUNCIL TAX BANDING

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

VIEWING ARRANGEMENT

By telephone appointment, please try and allow 24 hours notice.

Monday - Friday 9am - 5.30pm

01934 411830

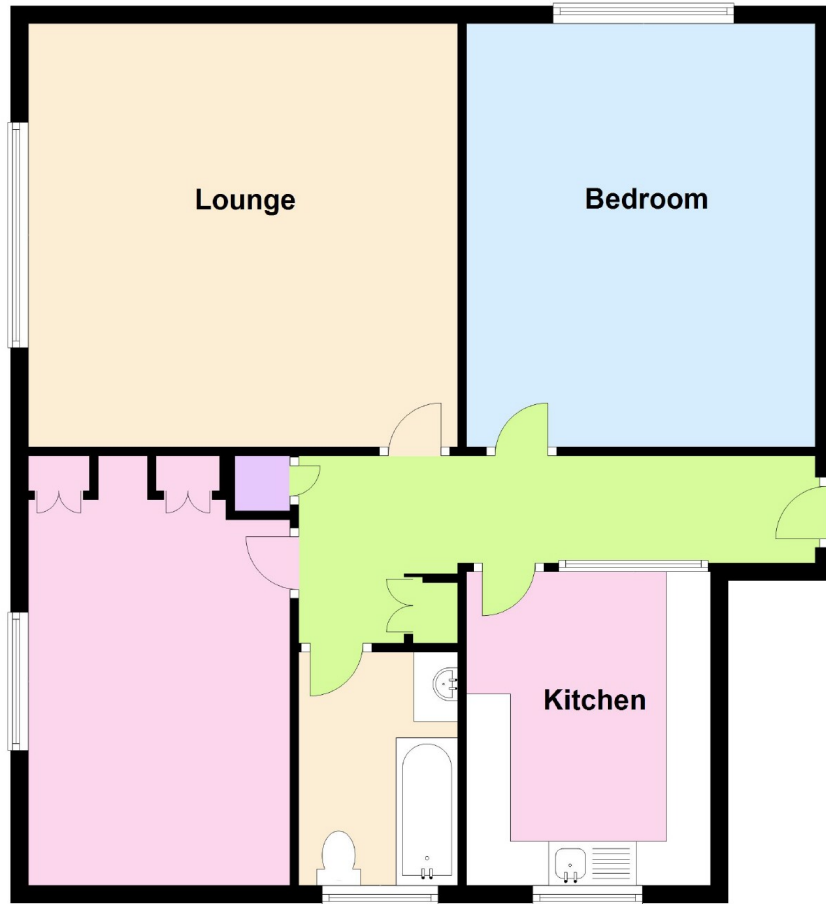
DIRECTIONS

From Saxons Weston Office turn left at the second set of traffic lights into Albert Quadrant, continue into Arundell Road, at the top of the Road turn left into Bristol Road Lower and then first left into Landemann Circus.



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.

(Unknown Floor)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

