

# 48 Rousham Road, Eastville, Bristol BS5 6XJ

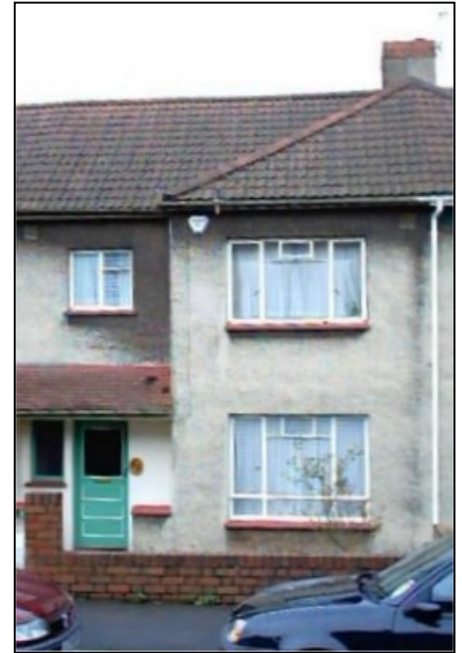
## Available Summer 2008

### Terraced house including:

- fully equipped kitchen (incl. washing machine, microwave, etc) (2.7m x 2.4m plus pantry)
- living room (4.2m x 3.8m)
- upstairs bathroom with toilet, wash basin, bath and shower
- four bedrooms (locks on doors) (sizes given below)
- enclosed back garden
- large basement with plenty of storage space
- two private off-road parking spaces at the back, as well as road parking outside the house

### Bedrooms:

1. Front-facing bedroom, double bed (Xm x Xm)
2. Rear-facing bedroom, double bed (Xm x Xm)
3. Rear-facing bedroom, double bed (3.3m x 3.4m)
4. Front-facing bedroom, single bed (Xm x Xm)



### Price:

- Available complete for a group (of up to 4) or for individuals
- For a group (on one contract):
  - Cost is £1000 per month (that's **£250** per room)
  - You pay the gas and electricity bills (water and sewage bills are included).
  - Contract runs from 1<sup>st</sup> September 2008 (or earlier if required) until 30 June 2009
  - The above prices are for students only (if you're not students please let me know because as your landlord I may be liable for your council tax).
- For individuals (on separate contracts):
  - Bedroom 1 £310 pcm
  - Bedroom 2 £310 pcm
  - Bedroom 3 £300 pcm
  - Bedroom 4 £260 pcm
  - Pay from the date you move in.
  - Electricity, gas, council tax, water and sewage bills are included.
  - Separate contracts means you're not responsible for each other's rent
  - Contract runs from the date you move until 30 June 2009

### Location:

- Handy for UWE Glenside (1½ miles, 30 mins walk) and St Matts (2 miles, 40 mins walk)
- Short walk to Tesco, IKEA, Muller Road shops
- Close to UWE bus route and other bus stops (at Tesco)
- For drivers, close to M32 and Muller Road
- Located on the borders of Horfield, Eastville and St Werburghs (excellent local pubs: The Farm, The Miners Arms, The Victoria)

continued on reverse...

### **Featuring:**

- Gas central heating - fully maintained and certified
- Full double glazing (keeps the noise out and the heat in, also makes the house more secure)
- Fully furnished throughout
- Broadband Internet, TV and phone available
- Fire safety system (mains-powered interlinked alarm, fire blanket)
- Locks on all bedroom doors

### **Payment and contract details:**

- No agency (or agency fees) - you deal directly with the landlord
- For groups: Joint Assured Shorthold Tenancy agreement (as used by most student landlords)
- For individual: Individual Assured Shorthold Tenancy agreement
- Contract runs from the day you move in to 30<sup>th</sup> June 2008
- Deposit is one month's rent, paid when signing the contract. The Deposit Protection Service holds deposits, complying with the latest legislation to protect tenants.
- Your first rent is payable when you move in. After that rent is payable on the first of each month (by standing order, cheque or cash).
- An inventory will be provided for you to check and sign when you move in.

### **What to do next:**

- Call me and arrange to view the house.
- You're welcome to come for a second viewing or to call me and ask further questions if you need to.
- If you want to rent, let me know and I'll give you a contract to sign.
- As this point you must pay a £50 holding deposit. This demonstrates that you're serious and so I'll stop showing other people.
- You have 10 days to sign the contract and return it together with your deposit (one months rent less the £50 that you've already paid).
- If the contracts are not complete within the 10 days then I'll start to advertise the house again and your holding deposit is lost.

### **Landlord contact details:**

Gavin Spittlehouse

Mobile 07976 238591 (call me - or text me and I'll call you)

Address 7 Berkeley Road, Bishopston, Bristol BS7 8HF

Email [gavin@GavinSpittlehouse.co.uk](mailto:gavin@GavinSpittlehouse.co.uk)

Web site [www.BristolStudentProperty.co.uk](http://www.BristolStudentProperty.co.uk) (includes full property details and lots of photos)

continued on reverse...