

# Christopher Shaw

Lettings • Property Management • Sales

Wallis Road, BH10 4AG

**£2,200 Monthly**

**TO LET**



## Property Features:

- Furnished
- 1 Weeks rent payable on reservation
- Allocated Off Road Parking
- Available for the 2024-2025 Student Term
- Furnished
- 1 Weeks rent payable on

## Description

Situated in a quiet side road in Ensbury Park is this cosy and well loved 4 bedroom student house. This property is detached and comes with a neutral decor with lots of character and in a good condition. The property benefits from having 1 downstairs bedrooms and 3 upstairs bedrooms all of which are doubles. Also if you really do want an easy walk to University then this is perfect being 400 meters to the entrance to Talbot Campus. The property has had extensive updating this year including various flooring, sofas, decoration and more! great house.

### Room Sizes:

Bed one: 11'11" x 11'4"  
 Bed two: 9'11" x 11'0"  
 Bed three: 10'10 x 12'10"  
 Bed four : 10'9" x 11'3"  
 Lounge: 12'2" x 12'0"

### Extra Information:

Unless stated otherwise deposits are fixed at 5 weeks rent, we will ask for 1 weeks rent to be paid on reservation of the property. This will be deducted from the final balance on move in. If you fail referencing or withdraw from the let this will not be refunded.

Unless stated otherwise or agreed with our negotiator in writing, all properties are sold as seen. All

## Room Dimensions

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## Floor Plan

[[FloorPlanPhotos.Photo.StorageKey]:GetDBImage()]

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	55	82	79
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC