

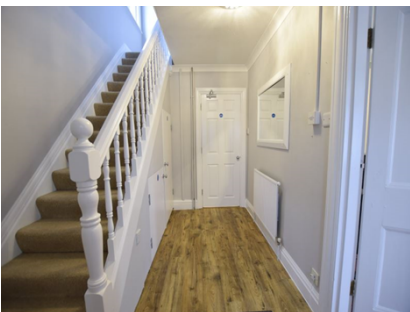
Christopher Shaw

Lettings • Property Management • Sales

Wallis Road, BH10 4AG

£2,650 Monthly

TO LET



Property Features:

- Furnished
- 1 Weeks rent payable on reservation
- Available for the 2024-2025 Student Term
- Central Heating
- Furnished

Description

Situated in a quiet side road in Ensbury Park is this cozy and well-loved 5 bedroom student house. This property is detached and comes with ample off-road parking, a decor with lots of character and in a great condition having had lots of renovation this year. The property benefits from having 2 downstairs bedrooms and 3 upstairs bedrooms. The stand-out feature in the house however is the modern and spacious kitchen which leads into a large communal area perfect for group nights in. Also if you really do want an easy walk to University then this is perfect being 400 meters to the entrance to Talbot Campus

Extra Information:

Unless stated otherwise deposits are fixed at 5 weeks rent, we will ask for 1 weeks rent to be paid on a 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 managed properties will be returned to the condition they were pre-tenancy allowing for fair wear and tear, this usually involves a contract clean. We cannot be responsible for the condition and preparation on non-managed properties where the landlord arranges their own pre-tenancy checks.

Room Dimensions

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-
-
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Floor Plan

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

EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92- A			(92- A
(81-91) B			(81-91) B
(69-80) C		79	(69-80) C
(55-68) D			(55-68) D
(39-54) E	54		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
			47