



### Some key features of this property

In very good order throughout this house has four bedrooms - three of which are good sized doubles whilst one is a little smaller. There is a modern kitchen and sitting room looks out onto the back garden.

The house benefits from being a little out of centre in that the parking is easy and unrestricted - it is also on the right side of the City for both universities.

The property is managed by UG Property Management (not the landlord)

This is a great property for students who want a bit of comfort and don't mind being a few minutes out of the centre. Moorland Road and Oldfield Park are just down the road so nothing is far away and there is a new mini-Tesco just a short walk away along Englishcombe Lane.



At thebestdigs.com we are committed to helping our landlords find the best student tenants and to helping students find the best properties - we try and keep everybody happy!

Our offices are open from 0930 to 1700 Monday to Friday and we are conveniently placed for the City Centre of Bath - just between Queen Square and Green Park Station (the big Sainsbury's!). If we are closed then check out our website - that is open 24/7!!

find us at

**The Old Orange Shop, St Paul's Place,  
Monmouth Street, Bath BA1 2AU**

**Tel 01225 430909 Web [www.thebestdigs.com](http://www.thebestdigs.com)**



# TO RENT

## ENGLISHCOMBE LANE



### 138 ENGLISHCOMBE LANE, BATH BA2 2EJ

What a great house - this one has been refurbished throughout in 2008 and there are three big bedrooms and one smaller one. The tenancy will run from 1st July 2011 and will be for 12 full rent months. The rent is £1400 per calendar month. The property is furnished for students.



### Some info about parking & buses

The property is, we believe, outside any controlled parking zone, check with the council about parking permits - [www.bathnes.gov.uk](http://www.bathnes.gov.uk)

The property is well served for buses to both the University of Bath and Bath Spa University - check out [www.travelinesw.com](http://www.travelinesw.com) for more information - use Englishcombe Lane as a starting point - you may need a postcode too.

# What you need to know.....

**Please read this important information carefully - we have had to type it small to fit it all in!**

To secure a property with thebestdigs.com you will need to pay a holding charge which is £75 per person that is to be named on the tenancy agreement as a tenant. A group of six students will therefore have to pay a £450 holding charge even if only two of the party view the house. The holding charge is non refundable if you change your mind about renting the property after all, be sure that you are committed before paying. The holding charge must be paid in cleared funds -cash only. We cannot accept any credit or debit cards. We will give you a written receipt for all funds received. Please remember that all funds paid will be in a joint and several capacity -it does not matter to us who the money comes from, so long as it comes!

The holding charge is used to pay our charges in respect of the tenancy and the referencing of the tenants and their guarantors. You will receive an invoice when you pay the holding charge which will explain exactly what you need to pay and when. The deposit, held securely for the duration of the tenancy from its start, will be equal to one and a half months rent and must be paid within one week of the holding charge being paid.

We will ask you to complete referencing forms that will then be processed by an external referencing agency. We will not usually be able to complete any tenancy without having referenced all tenants. All student tenants will be required to provide a guarantor. The guarantor will be required to countersign the tenancy and will be legally responsible, together with the tenants, for any shortfall in rent payments or damage to the property. There is no extra charge for processing a guarantor on the tenancy. The guarantor is normally a parent but does not have to be - they need to be financially solvent though and cannot be another tenant.

If you or your guarantor do not pass the referencing for reasons that information pertinent to your application has not been disclosed to us/the referencing agency (eg. CCI's etc) then you must expect that your deposit will be forfeited in full. You pay us the deposit on this understanding. Our recommendation with regard to disclosure is that EVERYTHING that might be relevant is put on the referencing forms -even if you don't think it is relevant!

A full months rent is payable in cleared funds by the time the tenancy starts. We also reserve the right to include in the tenancy agreement the obligation of the tenants to pay the first two months rent in advance of the tenancy starting -this will usually only apply to twelve month tenancies - payment for this second month can be by post dated cheque.

# ...about what to do next!

We will ask you to complete a standing order for your rent payments when you are in the office signing the tenancy, please make sure you bring your bank details. You may also set this up electronically but you must email us to confirm it has been done before the tenancy starts.

We will require a signed tenancy agreement and payment of all funds due, in full, AND confirmation that all rent standing orders have been set up before any keys will be issued for a property. We will ask you to sign a tenancy agreement whilst you are in the office paying your holding charge. This will then be countersigned by the landlord, or by us on behalf of the landlord, when the referencing is complete to our satisfaction.

You will need to make arrangements to collect keys from our offices during our opening hours - we will advise you of these nearer the time of the start of the tenancy. The office is open 0930 to 1700 Monday to Friday. We will not normally be able to arrange for key collection on a Saturday, Sunday or Bank Holiday. If you have any queries about any of the above please make sure you ask us before you pay your holding charge and sign any agreement.

Finances in summary		
Holding charge	£75 per person in cash	payable to reserve property
Deposit	1.5 months rent	payable in 7 days
First Rent	1 months rent	payable by start of tenancy
Second rent	1 months rent	possibly payable by start of tenancy