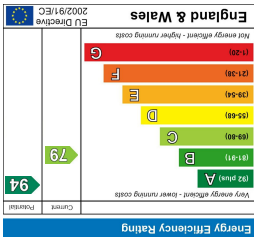


IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

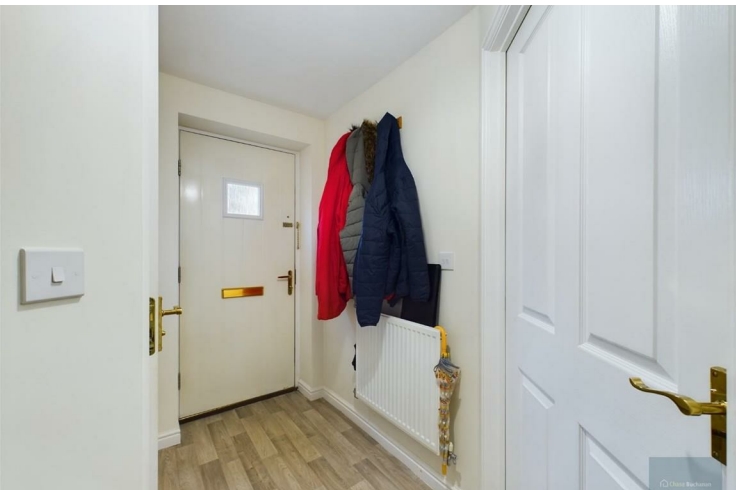
Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremises.co.uk

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.



1 Rodsley Walk
Trowbridge, BA14 6FF
£1,250 PCM

- Semi - Detached
- Two Bathrooms
- Living Room
- Enclose Garden
- Gas Central Heating
- Three Bedrooms
- Cloakroom
- Kitchen/Dining Room
- Garage with power & Lighting
- Energy Rating C



ACCOMMODATION (all dimensions being approximate)

Ground Floor

Entrance Hallway

Obscured double glazed door to the front. Radiator. Insulated vinyl with wood effect/pattern. Stairs leading to the first floor. Wood effect laminate flooring. Panelled doors off and into:

Cloakroom

Obscured UPVC double glazed window to the front. Two piece white suite comprising corner pedestal wash hand basin with tiled splash-backs and w/c. Tiled effect vinyl flooring. wall mounted Fuse box

Living Room

UPVC double glazed window to the front. Radiator. Insulated vinyl with wood effect/pattern . Small panelled door to the under stairs storage cupboard. Panelled door leading to:

Kitchen/Dining Room

UPVC double glazed window and French doors leading to the rear. Insulated vinyl with wood effect/pattern. Wall and base mounted units with work surfaces and splash-backs. Stainless steel one and half bowl sink drainer unit with mixer tap. Built-in oven and four-ring gas hob with stainless steel splash-back and extractor hood over. Integrated dishwasher, washing machine and fridge/freezer. Wall mounted gas boiler.

FIRST FLOOR

Landing

Access to loft space. Airing cupboard.

Bedroom 1

UPVC double glazed window to the front. Built-in floor to ceiling double wardrobe with mirrored sliding doors. Panelled door to storage cupboard. Panelled door leading to the:

En-suite Shower Room

Obscured UPVC double glazed window to the front. Radiator. Three piece white suite with part tiled surrounds comprising: corner shower cubicle with shower and sliding doors, pedestal wash hand basin and w/c.

Bedroom 2

UPVC double glazed window to the rear.

Bedroom 3

UPVC double glazed window to the rear.

Family Bathroom

Obscured UPVC double glazed window to the side. Three piece white suite with part tiled surrounds comprising: bath, pedestal wash hand basin and w/c.

Benefits

Garage with up and over door to the front with Power and lighting. Side access door leading to garden.

Council Tax

Band C - £2,054.40 (April 2023 - March 2024 financial year)

Permitted Payments

As part of our application process a Holding Deposit £288.46 (equivalent of 1 weeks rent) to reserve a property. Please Note: The Holding Deposit will be repaid if the tenancy has been entered into, The landlord decides to withdraw before the expiry of the deadline, The landlord and tenant fails to agree into a tenancy agreement within the deadline.

Security deposit (per tenancy, rent under £50,000 per year). Equivalent to one month's rent: This covers damages or defaults on the part of the tenant during the tenancy

Unpaid rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost key(s) or other security device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new locks and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour for the time taken replacing lost key(s) or other security device(s).

Variation of contract (tenant's request) £50 per agreed variation: To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of sharer (tenant's request) £50 per replacement tenant or any reasonable costs incurred if higher: To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early termination (tenant's request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

