



01454 326846

gemma@mwfarringtons.co.uk



FLAT , PINCOTS FARM, PINCOTS LANE, WICKWAR, WOTTON-UNDER-EDGE

£1,100 PCM

A well presented two bedroom semi detached bungalow situated on a working farm in Wickwar.

For more information please contact Farringtons on 01454 326846.

NEW TO MARKET!

Farringtons are pleased to welcome this well presented two bedroom semi detached bungalow in Wickwar. The bungalow is situated on a working farm and is ideal for those who love the countryside and a keen gardener!

The property offers: two double bedrooms with fitted wardrobes, shower room, kitchen/diner & a separate lounge.

Further benefits: gas central heating, UPVC double glazing & parking

Council tax BAND A

Pets permitted

Available January 2023

Close to M4 & M5 motorways for commuting.

Yate Shopping Centre is approx 4 miles away where you will find a variety of high street shops and supermarkets.

Chipping Sodbury High Street is approx 3.5 miles away where you will also find a variety of shops, cafes and Waitrose supermarket.

Permitted Payments:

1. A "Holding Deposit of £250.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application from.
2. A "Deposit" of £1265.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are permitted this will be subject to an increase in rent of £20.00 per month
4. A Payment of £50.00 will be due if you want to change the tenancy agreement
5. Payment of interest for the late payment of rent at a rate of 3% above the Bank of England's interest base rate
6. Payment of £5.00 per key for the reasonably incurred costs for the loss of keys.
7. Costs for Security Keys & devices are subject to the manufacturer so we are unable to give exact costs until requested.
8. Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Tenant Protection:

Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

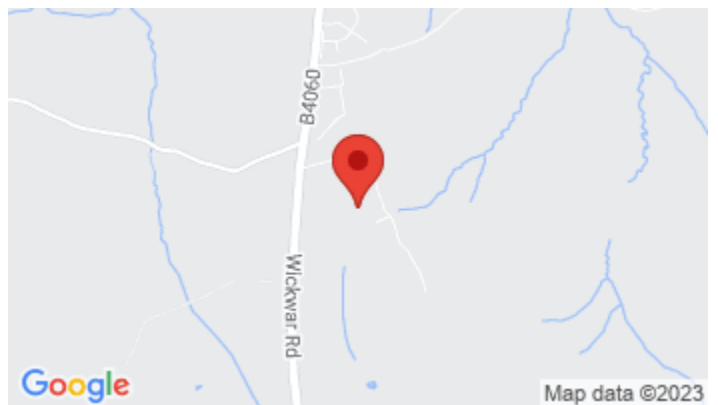
Council Tax Band: A

Deposit: £1,265

Holding Deposit: £253.84



FLAT , PINCOTS FARM, PINCOTS LANE, WICKWAR, WOTTON-UNDER-EDGE
£1,100 PCM



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.