



01454 326846

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RECTORY CLOSE, YATE, BRISTOL

£1,375 PCM

LET AGREED

A three bedroom semi detached property in North Yate, available Dec 2023.

To arrange a viewing or for more information, please call Farringtons on 01454 326846

A three bedroom semi detached property in Rectory Close, North Yate has become available from Dec 2023.

The property offers lounge/diner, separate kitchen, three bedrooms, family bathroom, garage and off street parking.

Further benefits include: gas central heating & UPVC double glazing.

EPC Rating D
Council Tax BAND C

Close to local amenities, schools and bus routes with Yate Train Station only a short distance away.

Available with an initial 6 month tenancy to long term let

Permitted Payments:

1. A "Holding Deposit of £315.00 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 £1585.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are considered, 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: C
Deposit: £1,585
Holding Deposit: £315

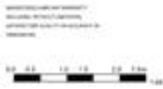


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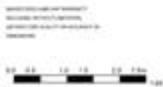
Farringtons
Rectory Close

1st Ground Floor



Farringtons
Rectory Close

1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.