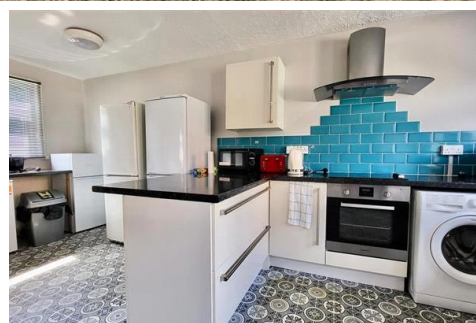




**01454 326846**

**contact-us@mwfarringtons.co.uk**



## HERCULES CLOSE, LITTLE STOKE, BS34 6JE

### £525 PCM

AVAILABLE EARLY FEBRUARY 2025...

A fully furnished single room has become available within a shared house in Little Stoke, Bristol. (Please note the photo of the room is not the exact room but of one similar)

Please call Farringtons on 01454 326846 for more information

- All Bills Included
- Communal Garden
- Enclosed Rear Garden
- Fully Furnished Single Room
- Shared Bathroom & Kitchen
- Fitted Bathroom with Electric Shower
- Fitted Kitchen

AVAILABLE EARLY FEBRUARY 2025...

A fully furnished single room has become available within a shared house in Little Stoke, Bristol.

(Please note the photo of the room is not the exact room but of one similar)

All bills included (gas, electric, water, council tax, tv licence, internet)

Close to local amenities and train networks

This room is for a single occupant only

Permitted Payments:

1. A "Holding Deposit of £120.00 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 £605.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are not permitted at the property
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.

Deposit: £605

Holding Deposit: £120





HERCULES CLOSE, LITTLE STOKE, BS34 6JE  
£525 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.