



**01454 326846**

**[gemma@mwfarringtons.co.uk](mailto:gemma@mwfarringtons.co.uk)**



**NORTH ROAD, YATE, BRISTOL**

**£1,450 PCM**

**AVAILABLE NOW!**

A recently redecorated unfurnished top floor three/four bedroom flat in Yate.

For more information, please call Farringtons on 01454 326846

**LET AGREED**

- Top Floor Flat
- Available Now
- Council Tax BAND C
- Ensuite Shower Room
- EPC Rating D
- Fitted Bathroom with Electric Shower
- Kitchen/Diner/Lounge
- Fitted Kitchen
- Garden

**AVAILABLE NOW!**

Farringtons are pleased to welcome this redecorated unfurnished three/four bedroom top floor flat situated on North Road, Yate.

The flat offers kitchen/diner/living area, family bathroom, three bedrooms (two with ensembles) & separate lounge which can be used as a lounge or a fourth bedroom.

Close to primary/secondary schools, public houses & post office for basic necessities.

Further benefits offer: UPVC double glazing, gas central heating & off street parking.

Available now subject to the relevant checks

EPC Rating C  
Council Tax BAND C

Initial 6 month tenancy to long term let

**Permitted Payments:**

1. A "Holding Deposit of £330.00 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 £1670.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are not permitted
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:**

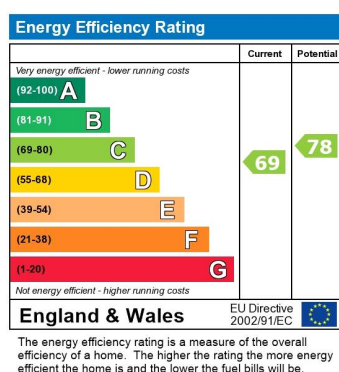
Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Deposit: £1,670  
Holding Deposit: £330





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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.