



**01454 326846**

**gemma@mwfarringtons.co.uk**



**WITCOMBE, YATE, BS37 8SD**

**£535 PCM**

A fully furnished single room within a shared house in Yate with all bills included.

(Please note this is not the actual room but of one similar)

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

**LET AGREED**

- Available Now
- Shared Property
- Close to Abbotswood amenities
- Initial 6 Month Tenancy to Long Term Let
- All Bills Included
- Shared Bathroom & Kitchen
- Yate Location

A fully furnished single room within a shared house in Witcombe, Yate with all bills included which has recently been decorated.  
(Please note this is not the actual room but of one similar)

Single person only

Available now

Holding Deposit £120.00

Deposit £615.00

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 £615.00 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: £615

Holding Deposit: £120



WITCOMBE, YATE, BS37 8SD  
£535 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.