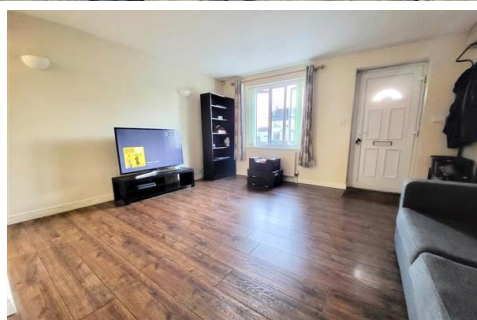




01454 326846

gemma@mwfarringtons.co.uk



FLAT , DOLMAN COURT, EGGSHILL LANE, YATE, BRISTOL

LET AGREED

£795 PCM

A well presented one bedroom ground floor flat in Yate.

Available early January 2023.

Call Farringtons to arrange a viewing or for more information
on 01454 326846

- Communal Garden
- Council Tax BAND A
- EPC Rating C
- Fitted Bathroom with Electric Shower
- Available Jan 2023
- Gas Central Heating
- Allocated Parking Space

Farringtons are pleased to welcome this ground floor one bedroom flat in Yate.

The flat offers separate lounge, fitted kitchen, fitted bathroom with electric shower and one double bedroom with fitted wardrobe leading out onto a communal garden.

Further benefits offer: UPVC double glazing, gas central heating & an allocated parking space.

Available early Jan 2023

EPC rating C

Council Tax BAND A

Close to local amenities, bus routes and train station.

Permitted Payments:

1. A "Holding Deposit of £180.00 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 form.
2. A "Deposit" of £915.00 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.

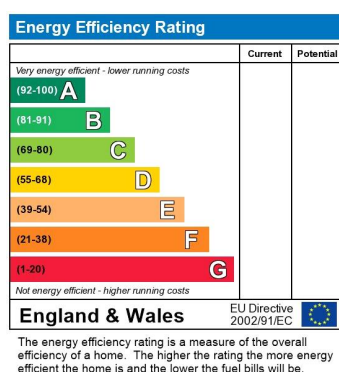
Council Tax Band: A

Deposit: £915

Holding Deposit: £180



FLAT , DOLMAN COURT, EGGSHILL LANE, YATE, BRISTOL
£795 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.