



01454 326846

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HOME ORCHARD, YATE, BRISTOL

£765 PCM

A recently redecorated one bedroom ground floor flat in Yate. To arrange a viewing or for more information, please contact Farringtons on 01454 326846.

LET AGREED

- Initial 6 Month Tenancy to Long Term Let
- Ground Floor Flat
- UPVC Double Glazing
- Fitted Bathroom with Electric Shower
- Fitted Wardrobe
- EPC Rating D
- Council Tax BAND A
- Open Plan Living / Kitchen

Farringtons are pleased to welcome this recently decorated and updated ground floor flat in Home Orchard, Yate.

The flat offers an open plan modern kitchen/diner/living space leading into a double bedroom with storage cupboard, utility area with fitted wardrobe and a fitted bathroom to the rear.

The flat has been recently redecorated throughout.

Close to local amenities, shops, bus routes and Yate train station.

Council Tax BAND A
EPC Rating D

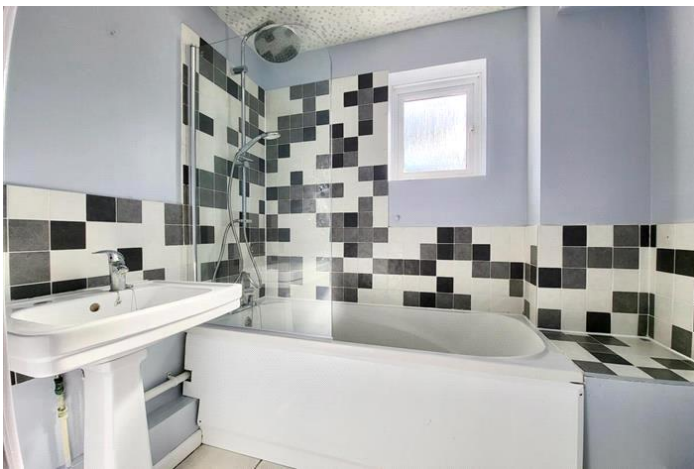
Permitted Payments:

1. A "Holding Deposit of 175.00 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 £880.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are permitted 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: A
Deposit: £880
Holding Deposit: £175



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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.