



**01454 326846**

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## WHITLEY CLOSE, YATE, BRISTOL

**£1,250 PCM**

**NEW TO MARKET & PETS CONSIDERED!**

A well presented two bedroom semi detached house in Yate available for rental in April 2023.

To avoid disappointment please call Farringtons to secure your viewing on 01454 326846

- Available April 2023
- Council Tax BAND B
- Pets considered for the right applicant
- EPC Rating D
- Two Bedrooms
- 12 month tenancy to long term
- Fitted Wardrobe
- Gas Central Heating

**NEW TO MARKET & PETS CONSIDERED!**

Farringtons are pleased to market this two bedroom well presented modern semi detached property in Whitley Close, Yate.

The property offers a modern fitted kitchen with white goods supplied, separate lounge, two bedrooms (one of which has a built in wardrobe) and a modern bathroom.

Further benefits include: UPVC double glazing, gas central heating, enclosed rear garden, neutral decor and ample off street parking.

Close to local amenities, bus stops and train station.

Available April 2023

Initial 12 month tenancy to long term let

EPC Rating: D  
Council Tax BAND B

**Permitted Payments:**

1. A "Holding Deposit of £285.00 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 £1440.00 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 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:**

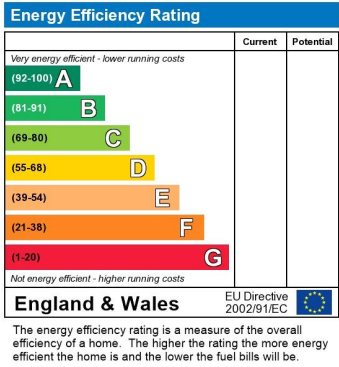
Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: B  
Deposit: £1,440  
Holding Deposit: £285





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£1,250 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.