

OAK CLOSE, YATE, BRISTOL £1,350 PCM

A well presented three bedroom semi-detached house in North Yate, available early May 2023.

To secure or book a viewing, please call Farringtons on 01454 326846

- Initial 6 Month Tenancy to Long Term Let
- Council Tax BAND C
- Downstairs Cloakroom
- EPC Rating D
- Family Shower Room
- Fitted Kitchen
- Gas Central Heating
- Lounge / Diner
- Enclosed Rear Garden

Farringtons Property Services are pleased to welcome this three bedroom semi-detached property to rent in Oak Close, North Yate. The property is in a sought after area and offers three bedrooms, family shower room, open plan lounge/dining area, separate kitchen, downstairs cloakroom, garage and an enclosed rear garden. The property also benefits: gas central heating, off street parking and UPVC double glazing. Close to local amenities, local primary and secondary schools, bus routes and Yate Train Station.

Available Early May 2023

Pets are considered for the right applicant

EPC Rating D
Council Tax BAND C

Permitted Payments:

1. A "Holding Deposit of £310.00 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 £1555.00 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.

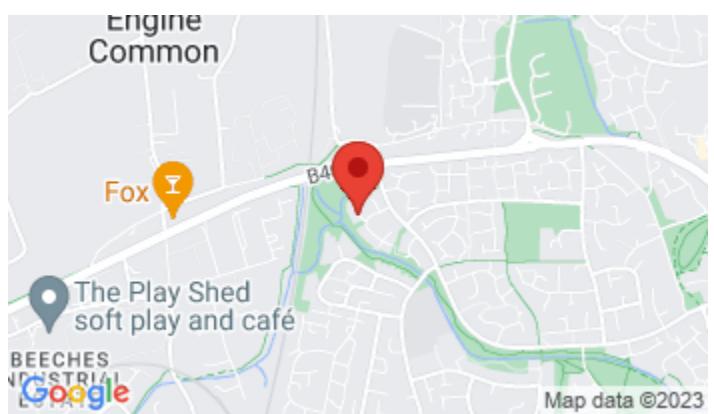
Council Tax Band: C
Deposit: £1,555
Holding Deposit: £310



OAK CLOSE, YATE, BRISTOL
£1,350 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	63
(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.