



**01454 326846**

**gemma@mwfarringtons.co.uk**



**SOMERSET AVENUE, YATE, BRISTOL**

**£1,175 PCM**

A two bedroom bungalow in North Yate, available from early July 2023. To book in a viewing, please call Farringtons on 01454 326846

Farringtons are pleased to market this lovely semi detached bungalow on the 'Counties' estate in North Yate.

The property comprises of a lounge / diner, two double bedrooms, fitted kitchen and a bathroom with a shower cubicle.

Close to local amenities, schools and bus stops for commuting.

Yate Shopping Centre & Riverside Complex is approx 0.8miles away where you will find a variety of shops, cafe's, restaurants and a cinema.

Available from early May 2023

Permitted Payments:

1. A "Holding Deposit of £270.00 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 £1355.00 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.

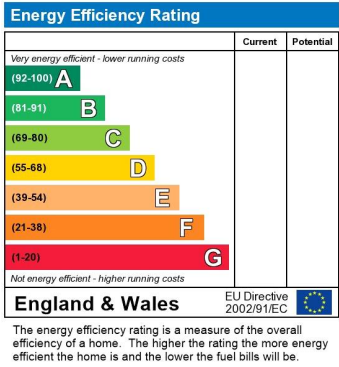
8. Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

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: £1,355

Holding Deposit: £270

SOMERSET AVENUE, YATE, BRISTOL  
£1,175 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.