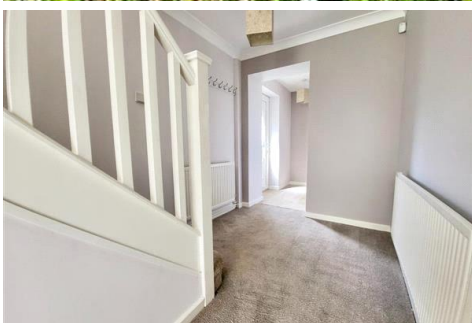




01454 326846

gemma@mwfarringtons.co.uk



ROBIN WAY, CHIPPING SODBURY, BRISTOL

£1,495 PCM

AVAILABLE NOW FOR LONG TERM LET!

A well presented three bedroom semi detached property in Chipping Sodbury with off street parking and a single garage. For more information or to arrange a viewing, please call Farringtons on 01454 326846

- Three Bedrooms
- Available Now
- Close to Chipping Sodbury High Street
- Council Tax BAND C
- The Birds Estate
- Downstairs Cloakroom
- EPC Rating C
- Gas Central Heating
- Air conditioning upstairs

AVAILABLE NOW FOR LONG TERM LET!

Farringtons are pleased to welcome this well presented three bedroom semi detached property in Robin Way, Chipping Sodbury.

The ground floor boasts a spacious modern kitchen / diner, separate lounge and downstairs WC.

The first floor comprises of a modern family bathroom, 2 double bedrooms and a single bedroom.

The property also boasts UPVC double glazing, gas central heating, air conditioning upstairs, enclosed part paved rear garden with artificial grass, garage and off street parking.

Close to local amenities, primary & secondary schools and bus routes.

Yate Shopping Centre is approx 1.4 miles away where you will find a range of high street shops, restaurants and a cinema with the historic Chipping Sodbury High Street is approx 1.9 miles away.

Available NOW subject to all relevant checks

Pets considered for the right applicant

Permitted Payments:

1. A "Holding Deposit of £345.00 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 £1725.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.

3. Pets are considered, subject to £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: £1,725

Holding Deposit: £345



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£1,495 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	73	
(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.

