



**01454 326846**  
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## KINGFISHER ROAD, CHIPPING SODBURY, BRISTOL

**£1,450 PCM**

Available early November 2023.

MORE PHOTOS TO FOLLOW.....

A well presented three bedroom detached property on the popular 'Birds Estate', Chipping Sodbury.

Call Farringtons for new information on 01454 326846

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MORE PHOTOS TO FOLLOW....

Farringtons Property Services are pleased to welcome this three bedroom detached property in Kingfisher Road, Chipping Sodbury. The property offers a separate modern fitted kitchen, lounge / diner, downstairs cloakroom, fitted bathroom & neutral decor throughout.

The property benefits: UPVC double glazing, gas central heating, garage and off street parking.

EPC Rating D

Council Tax BAND C

Close to local primary and secondary schools and Yate Shopping Centre & Riverside Complex only a short walk away where you will find a variety of high street shops, cafes and a cinema and Chipping Sodbury High Street is in easy access where you will find a variety of cafes, boutiques and public houses.

To avoid disappointment, please call Farringtons to secure your viewing as its sure to attract a lot of interest.

Permitted Payments:

1. A "Holding Deposit of £330.00 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 £1670.00 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 pet 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 £10.00 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

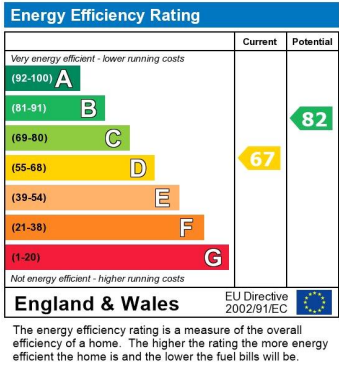
Deposit: £1,670

Holding Deposit: £330





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£1,450 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.