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CANTERBURY CLOSE, YATE, BRISTOL

£950 PCM

AVAILABLE OCTOBER 2023!

A one bedroom back to back house in Yate with allocated parking and a separate garage, ideal for single professional or couple.

Call Farringtons to arrange a viewing on 01454 326846.

- Council Tax BAND A
- Double Glazing
- EPC Rating C
- Fitted Bathroom with Electric Shower
- Fitted Kitchen
- Garden
- Gas Central Heating
- Initial 6 Month Tenancy to Long Term Let

AVAILABLE OCTOBER 2023!

Farringtons are pleased to welcome this lovely one bedroom back to back house in Canterbury Close, Yate, ideal for a single person or couple.

The property briefly comprising lounge/diner, modern fitted kitchen, double bedroom with built-in wardrobe, modern bathroom suite with shower.

Further benefits: gas central heating, UPVC double glazing, a small private garden, allocated parking and a separate garage.

Close to local amenities and bus bus stops with Yate Shopping Centre and Yate Train Station within easy walking distance for commuting.

Available October 2023

Ideal for a single professional or couple

Council Tax BAND A

EPC Rating C

Permitted Payments:

1. A "Holding Deposit of £205.00 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 £1035.00 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 a charge 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: A

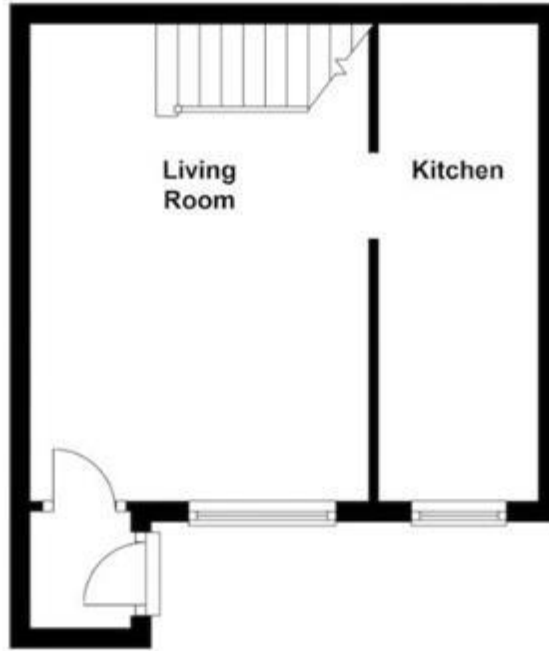
Deposit: £1,095

Holding Deposit: £215



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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

