



**01454 326846**

**gemma@mwfarringtons.co.uk**



## FLAT , DOLMAN COURT, EGGSHILL LANE, YATE, BRISTOL

**£925 PCM**

AVAILABLE NOVEMBER 2023 & MORE PHOTOS TO FOLLOW!

A well presented two bedroom top floor flat in Yate.  
Call Farringtons on 01454 326846 for more information on 01454 326846

- Allocated Parking Space
- Available November 2023
- Communal Garden
- Council Tax BAND B
- EPC Rating C
- Fitted Bathroom
- Fitted Kitchen
- Gas Central Heating

AVAILABLE NOVEMBER 2023 & MORE PHOTOS TO FOLLOW!

Farringtons are delighted to introduce to the market this fantastic two bedroom top floor flat in Yate.

The flat consists of two double bedrooms, bathroom and open plan kitchen/Living room.

The property also comes with a designated parking space and is located just off Westerleigh Road and is only a 4 minute walk from Yate shopping centre.

Close to local amenities, bus routes & Yate train station.

EPC rating C

Council tax BAND B

Permitted Payments:

1. A "Holding Deposit" of £210.00 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 form.
2. A "Deposit" of £1065.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are considered for the right applicant permitted subject to an increase in rent of £20.00
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:

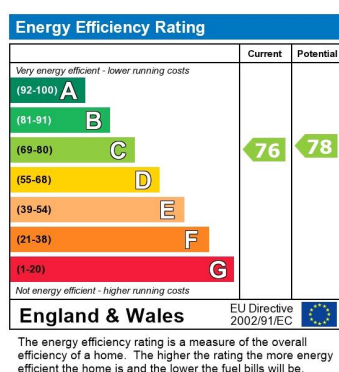
Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: B

Deposit: £1,065

Holding Deposit: £210

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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.