



CHEDWORTH, YATE, BRISTOL

£1,100 PCM

AVAILABLE NOW SUBJECT TO RELEVANT CHECKS!
SHORT TERM LET ONLY...

A recently redecorated two bedroom semi detached house in Yate.

Call Farringtons on 01454 326846 for more information or to arrange a viewing.

- Council Tax BAND B
- Fitted Bathroom
- Fitted Kitchen
- Short Term Let Only
- Available now subject to relevant checks
- Gas Central Heating
- EPC Rating C
- Neutral decor
- Off street parking

AVAILABLE NOW SUBJECT TO RELEVANT CHECKS!
SHORT TERM LET ONLY...

New to market, this two bedroom semi detached property with off street parking is well presented after being recently redecorated throughout. The accommodation comprises of an entrance hall, lounge and fitted kitchen with white goods.

On the first floor are two double bedrooms and a fitted bathroom.

Further benefits include: gas central heating, UPVC double glazing, quiet cul de sac location, close to all the local amenities, schools, bus routes, Yate train station and M4 & M5 motorways.

EPC rating C
Council Tax BAND B

Permitted Payments:

1. A "Holding Deposit" of £250.00 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 £1265.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are considered, this will be subject to an increase in 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 £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: £1,265
Holding Deposit: £250



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(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.

