



**FLAT 1, PINCOTS FARM, PINCOTS LANE, WICKWAR, WOTTON-UNDER-EDGE,
GLOUCESTERSHIRE GL12 8NY**

£1,175 PCM



TWO BEDROOM BUNGLA LOW IN WICKWAR

PROPERTY REFERENCE CODE: RL0321

FLAT 1, PINCOTS FARM, PINCOTS LANE, WICKWAR, WOTTON- UNDER-EDGE, GLOUCESTERSHIRE GL12 8NY

AVAILABLE NOW & MOVE IN BEFORE CHRISTMAS!

A well presented two bedroom semi detached bungalow situated on a working farm in Wickwar.
For more information please contact Farringtons on 01454 326846.

This property consists of:

NEW TO MARKET & AVAILABLE NOW!

Farringtons are pleased to welcome this well presented two bedroom semi detached bungalow in Wickwar. The bungalow is situated on a working farm and is ideal for those who love the countryside and a keen gardener!

The property offers: two double bedrooms, fitted bathroom, kitchen/diner, separate lounge. and a conservatory

Further benefits: gas central heating, UPVC double glazing & parking

6 months initial tenancy to long term let

Council tax BAND A
EPC Rating D

Pets permitted

Available Now (subject to relevant checks)

Close to M4 & M5 motorways for commuting.

Yate Shopping Centre is approx 4 miles away where you will find a variety of high street shops and supermarkets.

Chipping Sodbury High Street is approx 3.5 miles away where you will also find a variety of shops, cafes and Waitrose supermarket.

Permitted Payments:

1. A "Holding Deposit" of £270.00 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 £1355.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are permitted 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: A
Deposit: £1,355
Holding Deposit: £270



