



**01454 326846**

**gemma@mwfarringtons.co.uk**



**WITCOMBE, YATE, BS37 8SQ**

**£700 PCM**

**AVAILABLE MARCH 2024!**

A furnished double room has become available within shared house in Yate with all bills included.

(Please note this is not the actual room but of one similar)

For more information or to arrange a viewing, please call Farringtons on 01454 326846

AVAILABLE MARCH 2024!

A fully furnished double room within a shared house in Yate.  
(Please note this is not the actual room but of one similar)

Shared kitchen and bathroom

Single occupant only

All bills included

£700.00 per month

£805.00 deposit held with the DPS

Initial 6 month tenancy to long term let

Close to local amenities, bus and train routes (ideal for commuters)

Permitted Payments:

1. A "Holding Deposit of £160.00 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 £805.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are not permitted
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

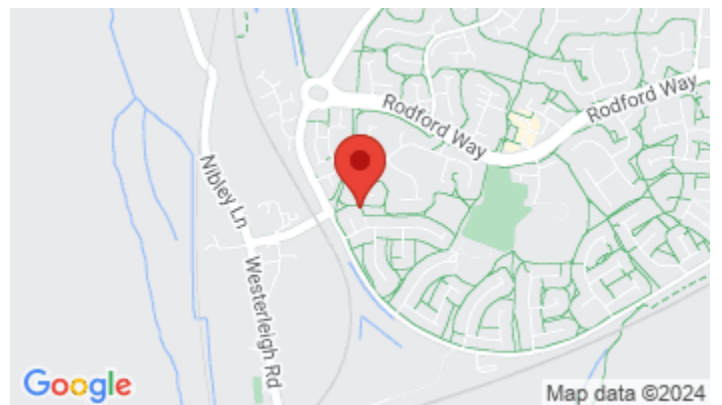
Tenant Protection:

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.

Deposit: £805

Holding Deposit: £160

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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.