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HOME ORCHARD, YATE, BRISTOL

£1,300 PCM

AVAILABLE NOW!

New to market this well presented two bedroom property in Yate which has been recently decorated.

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

- Allocated Parking Space
- Available now subject to relevant checks
- Council Tax BAND A
- Electric Storage Heating
- EPC Rating D
- Fitted Bathroom
- Fitted Kitchen
- Initial 6 Month Tenancy to Long Term Let

AVAILABLE NOW!

Farringtons are pleased to welcome this recently redecorated two bedroom property in Home Orchard, Yate.

The property offers separate lounge & kitchen with storage area on the ground floor, shower room and bedroom on the first floor and a double room on the second floor.

The property also offers: double glazing, under floor heating throughout, two allocated parking spaces and will come part furnished.

EPC rating D

Council Tax BAND A

Pets considered for the right applicant

Close to local amenities, bus and train routes

Permitted Payments:

1. A "Holding Deposit" of £300.00 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 £500.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.

3. Pets are permitted 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: £1,500

Holding Deposit: £300



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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.



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.