



**01454 326846**

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## HOME ORCHARD, YATE, BRISTOL

### £750 PCM

**MORE PHOTOS TO FOLLOW & AVAILABLE MARCH 2024!**

A well presented studio flat has become available in Yate for long term let.

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

- Allocated Parking Space
- Available March 2024
- Council Tax BAND A
- Studio Apartment
- Electric Storage Heating
- Looking for professional person or couple
- EPC Rating C
- Fitted Bathroom with Electric Shower

MORE PHOTOS TO FOLLOW & AVAILABLE MARCH 2024!

This lovely modern studio flat has become available in the popular location of Home Orchard, Yate.

Comprises of a open plan living space, modern kitchen, a bathroom with a shower and has Electric Storage Heating.

Ideal for a single professional.

Pets considered for the right applicant.

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

Available from March 2024.

Council Tax BAND A  
EPC Rating C

Permitted Payments:

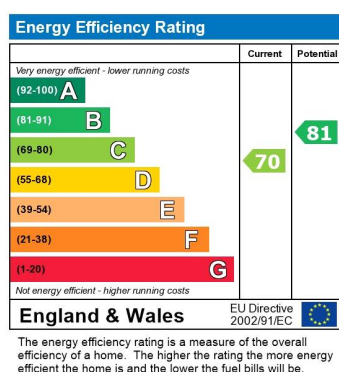
1. A "Holding Deposit of 170.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application from.
2. A "Deposit" of £865.00 equivalent to 5 weeks rent will be 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: A  
Deposit: £865  
Holding Deposit: £170

HOME ORCHARD, YATE, BRISTOL  
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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.