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CHARLES ROAD, YATE, BRISTOL

£1,250 PCM

AVAILABLE APRIL 2024!

WOW!!!! A stunning two bedroom end terraced property with two allocated parking spaces in Laddon Garden Village. Call Farringtons for more information on 01454 326846

- Available 1st August 21
- Council Tax BAND C
- Downstairs Cloakroom
- Enclosed Rear Garden
- EPC Rating B
- Fitted Bathroom
- Fitted Kitchen with Built in Appliances
- Fitted Wardrobe
- Gas Central Heating

AVAILABLE APRIL 2024!
WOW!!! A MUST SEE PROPERTY!

Farringtons are pleased to offer this stunning two bedroom end terraced house in Charles Road on the new development of Laddon Garden Village, Yate.

The ground floor offers a modern fitted kitchen with built in appliances, downstairs cloakroom and a lounge area leading out onto an enclosed rear garden with side access.

The first floor offers 2 double bedrooms (both with fitted wardrobes) and a modern fitted bathroom.

Further benefits include: gas central heating, UPVC double glazing, neutral decor, fitted blinds throughout and two allocated parking spaces.

Close to local amenities and bus routes.

EPC Rating B
Council Tax BAND C

Permitted Payments:

1. A "Holding Deposit of £285.00 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 £1440.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are considered 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.

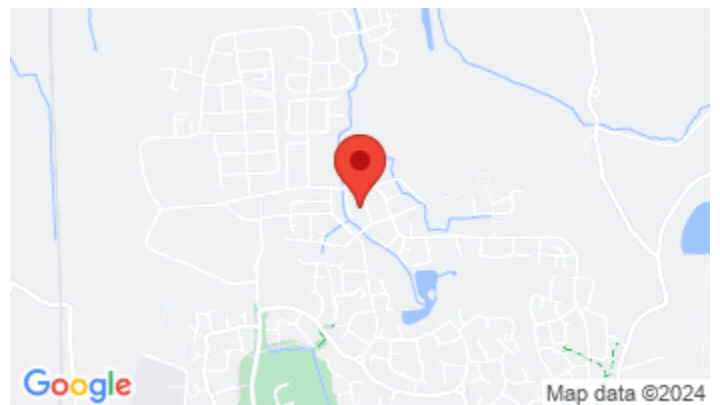
Council Tax Band: C
Deposit: £1,440
Holding Deposit: £285



CHARLES ROAD, YATE, BRISTOL
£1,250 PCM

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



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.