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CHESHIRE CLOSE, YATE, BRISTOL

LET AGREED

£995 PCM

NEW TO MARKET & AVAILABLE NOW (subject to relevant checks)

This well presented one bedroom semi detached back to back house in Yate.

Call Farringtons for more information or to arrange a viewing on 01454 326846

- Available now subject to relevant checks
- Council Tax BAND A
- Initial 6 Month Tenancy to Long Term Let
- Double bedroom with built in wardrobe
- Fitted Kitchen with Built in Appliances
- Electric Storage Heating

NEW TO MARKET & AVAILABLE NOW!

Farringtons are pleased to welcome this well presented one bedroom semi detached back to back house in Cheshire Close, Yate. This cosy property offers a modern kitchen with built in appliances, lounge with unique metal stairs leading upstairs to one bedroom with a built in wardrobe and bathroom.

Further benefits offer: UPVC double glazing, electric storage heating, decked area, allocated parking and a communal area for bins and recycling.

Available now subject to relevant checks

Initial 6 months tenancy to long term let

Ideal for a single occupant or couple

Council Tax BAND A

EPC rating E

Close to local amenities, bus and train routes for commuting.

Permitted Payments :

1. A "Holding Deposit of £225.00 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 £1145.00 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: £1,145

Holding Deposit: £225



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.