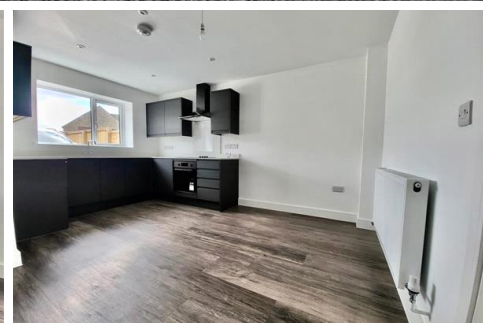
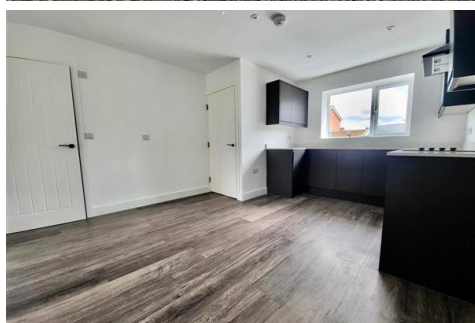




01454 326846
neil@mwfarringtons.co.uk



MELBOURNE DRIVE, CHIPPING SODBURY, BRISTOL

£1,795 PCM

AVAILABLE NOW (subject to relevant checks)

A three bedroom new build property in Chipping Sodbury has come to market, this is sure to attract a lot of interest.

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

- Available now subject to relevant checks
- Chipping Sodbury Location
- UPVC Double Glazing
- Close to Chipping Sodbury High Street
- Enclosed Rear Garden
- Allocated Parking

AVAILABLE NOW (subject to relevant checks)

Farringtons are pleased to market this three bedroom new build property in Melbourne Drive.

The ground floor of the property offers a modern fitted kitchen/diner with integrated dishwasher & washing machine, downstairs cloakroom and lounge leading into an enclosed rear garden with side access to the front of the house.

The first floor of the property offers two double bedrooms (one with an ensuite shower room) and a modern fitted family bathroom.

The top floor of the property offers another double bedroom.

Further benefits offer: UPVC double glazing, allocated parking & air source heat pump heating.

Close to local amenities, primary/secondary schools, bus routes & M4 & M5 motorway connections for commuting

EPC Rating C

Council Tax BAND - awaiting the local authority to provide a band for billing

Pets considered for the right applicant

Permitted Payments:

1. A "Holding Deposit" of £410.00 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 £2070.00 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:

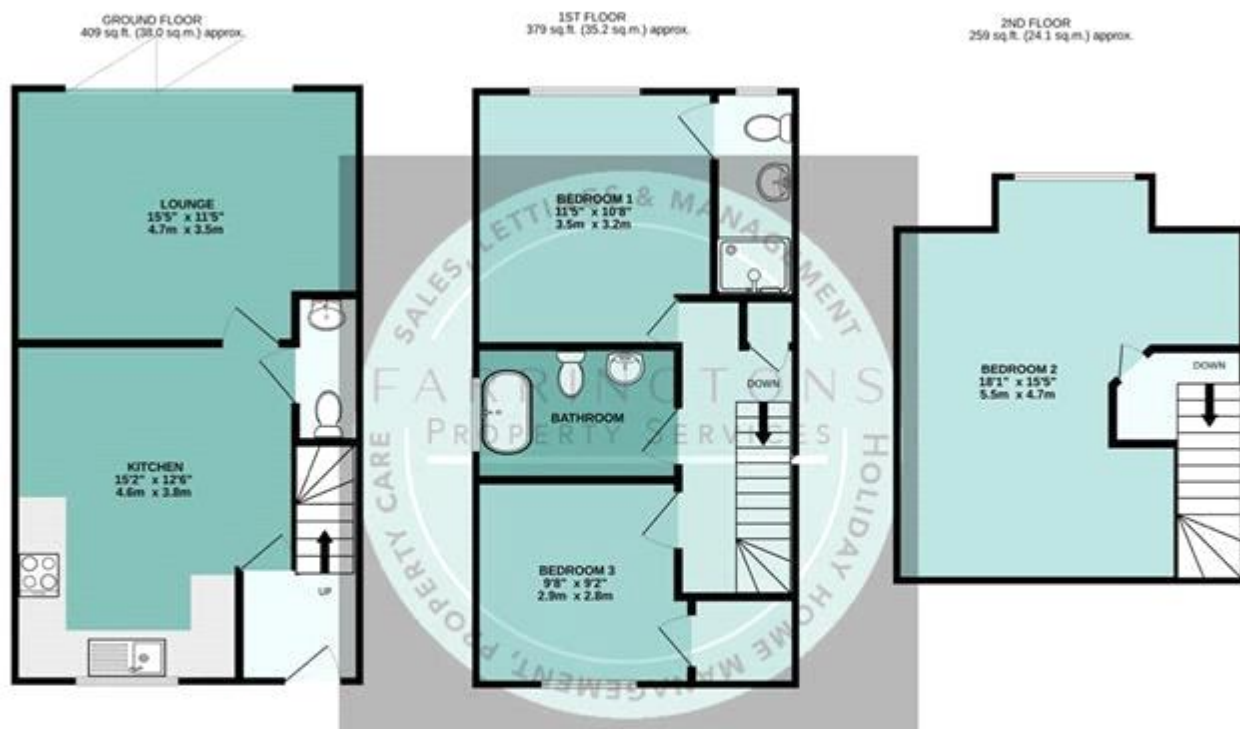
Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Deposit: £2,070

Holding Deposit: £410



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TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(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.