



## HORSE STREET, CHIPPING SODBURY, BRISTOL

### £995 PCM

AVAILABLE NOW subject to relevant checks!  
AN ABSOLUTE MUST SEE AND NOT TO BE MISSED...  
A recently renovated fully furnished one bedroom property  
situated in Chipping Sodbury.  
For more information or to arrange a viewing please call 01454  
326846

- Available now subject to relevant checks
- Chipping Sodbury Location
- Double Glazing
- Ensuite Shower Room
- Recently renovated property
- Open Plan Kitchen / Living Area
- EPC to follow

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AN ABSOLUTE MUST SEE AND NOT TO BE MISSED...

Farringtons are pleased to market this recently renovated fully furnished one bedroom property in Chipping Sodbury, credit to the current landlord making this a delightful place to live!

The property offers a contemporary kitchen with built in appliances, a cosy lounge area, double bedroom and a modern ensuite shower room.

Further benefits offer: UPVC double glazing & gas central heating

Close to local amenities, bus routes & M4 & M5 motorway connections

Suited to a single professional

EPC - to follow  
Council Tax - awaiting the council to assess the banding

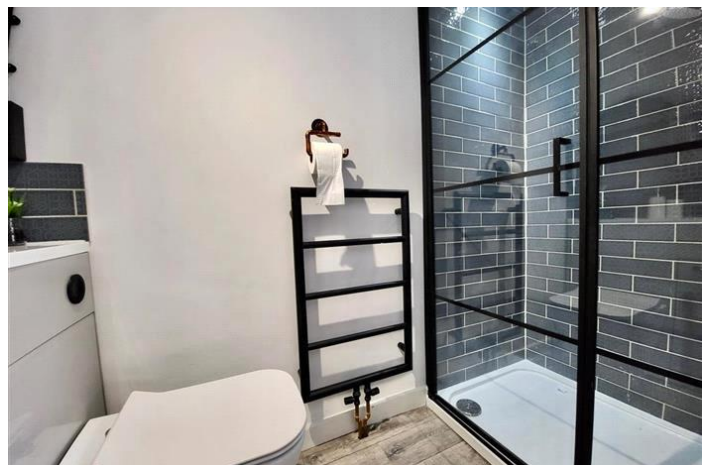
Permitted Payments;

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 not permitted
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: £1,145  
Holding Deposit: £225



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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.