



CULVERHILL ROAD, CHIPPING SODBURY, BRISTOL

£1,850 PCM

Not to be missed....

An extended three bedroom spacious detached property in Chipping Sodbury, offering three double bedrooms (1 with an ensuite and fitted wardrobes), driveway with parking for several cars.

Call Farringtons on 01454 326846 for more information or to

- Chipping Sodbury Location
- Dining Room
- Downstairs Cloakroom
- Enclosed Rear Garden
- Ensuite Shower Room
- EPC Rating D
- Extended Property
- Family Bathroom

NOT TO BE MISSED...

Farringtons are pleased to welcome this stunning three bedroom detached property on Culverhill Road, Chipping Sodbury. The ground floor of the property offers: downstairs cloakroom, kitchen with built in appliances, separate dining room, office/study/playroom and a separate lounge.

The first floor offers: three double bedrooms (1 with fitted wardrobes and ensuite) and family bathroom.

Further benefits include: gas central heating, UPVC double glazing, garage, driveway with parking for several cars and an enclosed rear garden.

Ideal for a growing family

Close to local amenities, primary and secondary schools and bus stops.

EPC Rating D

Council Tax BAND D

Pets considered for the right applicant

Available from Mid July 2024

Permitted Payments:

1. A "Holding Deposit" of £425.00 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 £2130.00 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: D

Deposit: £2,130

Holding Deposit: £425



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Master Floorplan Image



Total area: approx. 135.6 sq. metres (1460.0 sq. feet)

This plan is for illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	79
(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.