



**01454 326846**  
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## CANTERBURY CLOSE, YATE, BRISTOL

### £975 PCM

**\*\* AVAILABLE EARLY JUNE 2024 \*\***

A well presented one bedroom house in Yate complete with a single garage for extra storage.

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

- Council Tax BAND A
- EPC Rating C
- Fitted Wardrobe
- UPVC Double Glazing
- Garage
- Gas Central Heating
- Available early June 2024
- Initial 6 Month Tenancy to Long Term Let
- Long Term Let

**\*\* AVAILABLE EARLY JUNE \*\***

New to market, this well presented one bedroom house in Canterbury Close, Yate.

The ground floor of the property offers: entrance porch, open plan lounge and separate modern fitted kitchen with integrated fridge freezer and washer dryer.

The first floor offers: one double bedroom with fitted wardrobe and a modern fitted bathroom with shower.

Further benefits include: gas central heating, UPVC double glazing and a single garage.

Ideal for a single person or professional couple

Close to local amenities, bus stops and train station

Pets considered for the right applicant

EPC Rating: C

Council Tax BAND A

Initial 6 month term to long term let

**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 £1125.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.

3. Pets are permitted 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

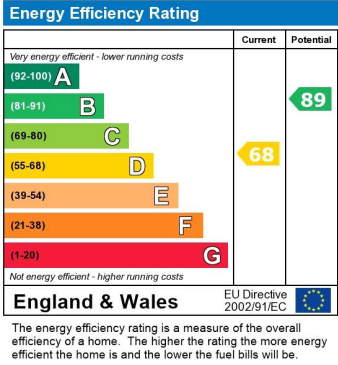
Deposit: £1,125

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.