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KILN TERRACE, GLOUCESTER STREET, WOTTON-UNDER-EDGE

£1,500 PCM

AVAILABLE SEPTEMBER 2024!

A well proportioned & a well presented three bedroom town house in Wotton-Under-Edge.

Please call Farringtons for more information on 01454 326846

AVAILABLE SEPTEMBER 2024!

This three bedroom town house in Wotton Under Edge has just come to market.

The ground floor of the property comprises of a larger than average kitchen / diner with integrated appliances, utility room and a downstairs cloakroom.

The first floor offers a family bathroom with an electric shower, lounge leading out into a small outside space and one double bedroom.

The second floor there are two double bedrooms and a shower room.

Further benefits are gas central heating, UPVC double glazing and loft access to a fully carpeted space with electric.

This property only has on street parking which leads onto Wotton high street where you will find a variety of shops, cafes & public houses.

Available September 2024

Pets considered for the right applicant

EPC Rating C

Council Tax BAND C

This property is sure to attract alot of interest so please call Farringtons for more information on 01454 326846 to avoid disappointment.

Permitted Payments:

1. A "Holding Deposit of £345.00 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 £1730.00 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.

Deposit: £1,730

Holding Deposit: £345



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	84
(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.