



**01454 326846**  
neil@mwfarringtons.co.uk



## EDGEWORTH, YATE, BRISTOL

### £1,295 PCM

**\*\*More photos to follow\*\***

Available 1st of October

A well presented three bedroom end of terrace property in Yate.

To enquire please send an enquiry through Rightmove and we will be in contact to book in a viewing. If you wish to know anymore information, please call 01454 326846

- Council Tax BAND B
- Initial 6 Month Tenancy to Long Term Let
- Enclosed Rear Garden
- EPC Rating E
- Fitted Kitchen
- Single Garage & Driveway
- Gas Central Heating
- Kitchen / Diner
- Modern Fitted Bathroom

Available early October 2024

A well presented three bedroom end of terrace house in Edgeworth, Yate.

The ground floor of the property comprise of a fitted kitchen / diner with freestanding oven, separate lounge and hallway leading out onto the front garden, green area which is ideal for families with young children and a UPVC conservatory.

The first floor comprises of a recently fitted bathroom with electric shower, two double bedrooms, a single bedroom and an airing cupboard housing the boiler.

The property also benefits gas central heating, UPVC double glazing, UPVC double glazed conservatory, enclosed rear garden, garage and a driveway.

EPC rating E

Council Tax band B

Pets considered for the right applicant

Close to local amenities, a primary school which is in walking distance (at the end of the road), secondary schools which are bit further in walking distance and bus stops for commuting.

Yate Shopping Centre and Riverside Complex is approx 1.9 miles away where you can enjoy a variety of high street shops, restaurants and a cinema.

M5 motorway is approx 13 miles away & M4 motorway is approx 6 miles away.

Permitted Payments:

1. A "Holding Deposit of £295.00 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 £1490.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are considered for the right applicant, subject to a charge 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:

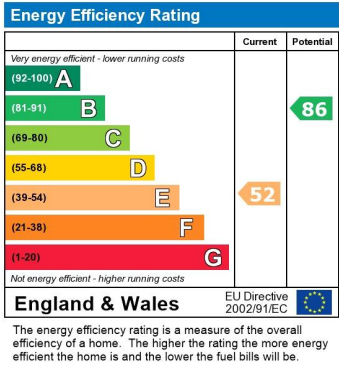
Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: B

Deposit: £1,490

Holding Deposit: £295

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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.