



01454 326846
neil@mwfarringtons.co.uk



CLAYHILL DRIVE, YATE, BRISTOL

£1,795 PCM

AVAILABLE OCTOBER 2024!

A well presented four bedroom semi detached property in Yate offering ample space for that ever growing family.

For more information please call Farringtons on 01454 326846

LET AGREED

- Council Tax BAND D
- Downstairs Cloakroom
- Enclosed Rear Garden
- Ensuite Shower Room
- EPC Rating B
- Family Bathroom
- Initial 6 Month Tenancy to Long Term Let
- Family Home
- Fitted Bathroom

AVAILABLE OCTOBER 2024!

A beautiful and stylish four bedroom townhouse in Clayhill Drive, Yate. This property is located within a new development in the sought after Brimsham Park area.

The ground floor of the property comprises of a good size fully fitted kitchen complete with all integrated appliances, lounge/dining room with French doors and room width windows looking out onto a patio area followed by a lawn area.

The first floor offers three good size bedrooms (2 with fitted wardrobes) and a family bathroom.

The top floor offers a master bedroom with dressing area and a large ensuite bathroom sweeping across the whole of the second floor offering fantastic views.

Further benefits include; gas central heating, UPVC double glazing, ample storage, garage and driveway.

Close to local amenities, schools, bus routes and M4 & M5 motorway junctions

Pets considered for the right applicant

Initial 6 months tenancy agreement to long term let

Council tax BAND D

EPC Rating B

Permitted Payments:

1. A "Holding Deposit" of £410.00 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 £2070.00 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.

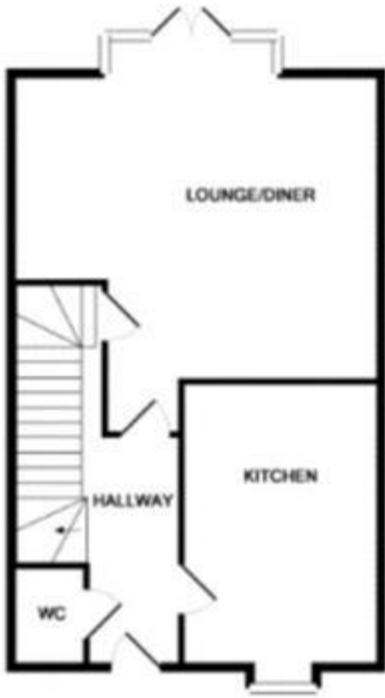
Council Tax Band: D

Deposit: £2,250

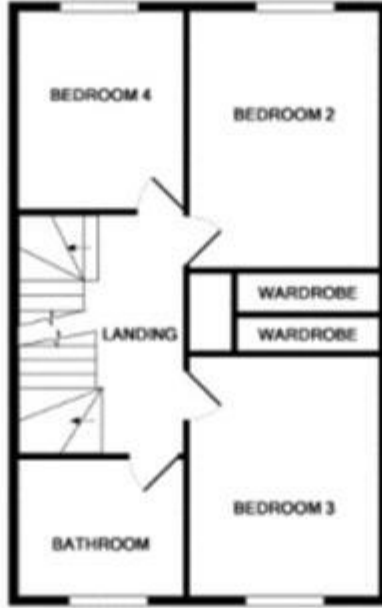
Holding Deposit: £450



CLAYHILL DRIVE, YATE, BRISTOL
£1,795 PCM



GROUND FLOOR



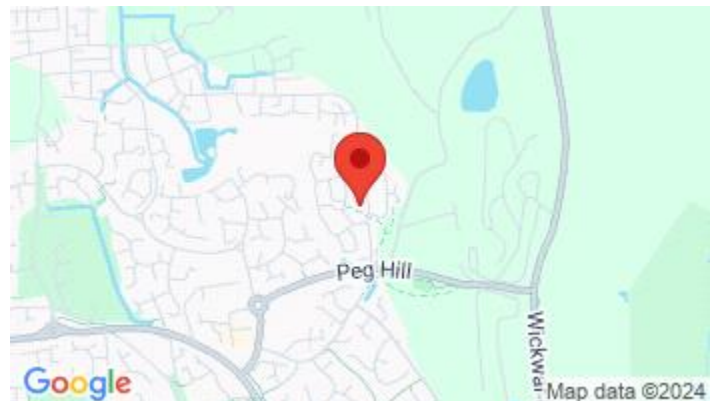
1ST FLOOR



2ND FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.