



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



## CLARK DRIVE, YATE, BRISTOL

### £1,300 PCM

AVAILABLE NOVEMBER 2024.....

Farringtons are pleased to welcome this well presented fully furnished two bedroom first floor apartment in Ladden Garden Village.

To avoid disappointment please contact Farringtons on 01454 326846

**LET AGREED**

- First floor apartment
- Council Tax BAND B
- Modern Fitted Bathroom
- Ensuite Shower Room
- EPC Rating B
- Initial 6 Month Tenancy to Long Term Let
- Fully Furnished Property
- Gas Central Heating
- Modern Fitted Kitchen

AVAILABLE NOVEMBER 2024.....

Farringtons are pleased to welcome this well presented fully furnished two bedroom first floor apartment in Clark Drive situated in the new development estate of Ladden Garden Village.

The apartment offers an open plan kitchen/lounge/diner with integrated appliances. two double bedrooms (one with an ensuite) bathroom and ample storage space.

Further benefits include: gas central heating, UPVC double glazing, juliet balcony and two allocated parking spaces.

Close to local amenities and bus routes.

Available November 2024.

EPC Rating B  
Council Tax BAND B

Initial 6 month tenancy to long term let

Permitted Payments:

1. A "Holding Deposit of £300.00 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 £1500.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are not permitted at the property due to the management company clauses
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:

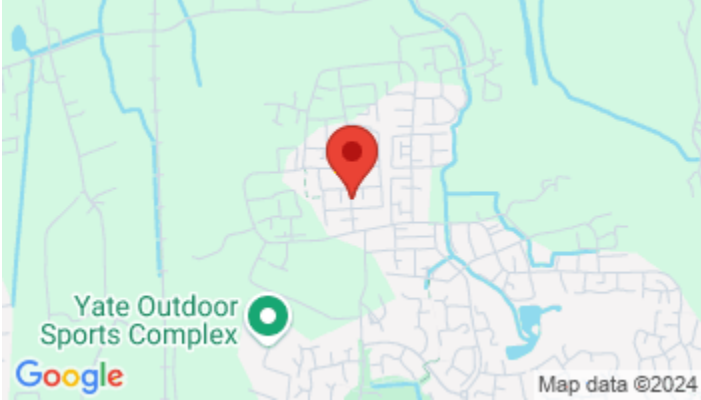
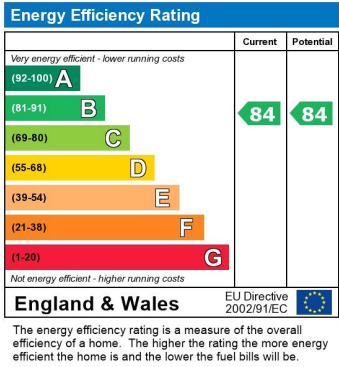
Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: B  
Deposit: £1,500  
Holding Deposit: £300





CLARK DRIVE, YATE, BRISTOL  
£1,300 PCM



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.