



COUZENS CLOSE, CHIPPING SODBURY, BRISTOL

£1,500 PCM

AVAILABLE NOVEMBER 2024....

A well presented three bedroom semi detached house in Chipping Sodbury within walking distance to the High Street. For more information or to arrange a viewing please call Farringtons on 01454 326846

LET AGREED

- Walking distance to Chipping Sodbury High Street
- Large sunny enclosed garden
- Available now subject to relevant checks
- Council Tax BAND C

AVAILABLE NOVEMBER 2024....

A well presented three bedroom semi detached house in Couzens Close close, ideal for families!

The ground floor of the property offers a small entrance hall, separate lounge, separate dining room, brand new modern kitchen and new flooring throughout.

The first floor of the property offers two double bedrooms (one of which has fitted wardrobes), single bedroom and a fitted bathroom

Further benefits include: UPVC double glazing, gas central heating, enclosed rear sun garden with storage shed and off street parking.

Close to local amenities, shops, primary/secondary schools & bus routes. M4 & M5 motorway connections within easy access.

Initial 6 months tenancy to long term let

EPC Rating C

Council Tax BAND C

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 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: C

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		85
(69-80) C	71	
(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.

