



01454 326846
neil@mwfarringtons.co.uk



BROOKTHORPE, YATE, BRISTOL

£1,350 PCM

LET AGREED

AVAILABLE DECEMBER 2024!

A well presented three bedroom mid terrace property in Yate.

For more information or to book a viewing please call
Farringtons on 01454 326846

AVAILABLE DECEMBER 2024!

Farringtons are pleased to market this well presented mid terrace property in Brookthorpe, Yate.

The ground floor of the property offers an entrance hall with under stairs storage, lounge/diner, fitted kitchen and downstairs cloakroom

The first floor offers three bedrooms and a family bathroom.

Further benefits: UPVC double glazing, gas central heating, low maintenance front and rear garden and a garage.

EPC rating E
Council BAND B

Close to local amenities, shops, primary and secondary schools with bus and train routes close by.

Permitted Payments:

1. A "Holding Deposit of £310.00 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 £1555.00 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: B
Deposit: £1,555
Holding Deposit: £310



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GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	37
(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.