



01454 326846

contact-us@mwfarringtons.co.uk



COUZENS CLOSE, CHIPPING SODBURY, BRISTOL

£1,245 PCM

AVAILABLE FEBRUARY 2025....

Farringtons are pleased to welcome this well presented two bedroom terraced property in Chipping Sodbury.

For more information, please call Farringtons on 01454 326846

- Council Tax BAND C
- Enclosed Rear Garden
- Available Feb 2025
- Gas Central Heating
- EPC Rating D
- Fitted Bathroom
- Close to Chipping Sodbury High Street
- Double Glazing
- Fitted Kitchen

AVAILABLE FEBRUARY 2025...

A well presented two bedroom terraced property in Couzens Close, Chipping Sodbury.

Situated in a quiet cut-de-sac, this property offers separate kitchen, separate lounge, two double bedrooms (both with fitted wardrobes) and a fitted bathroom.

Further benefits include: recently fitted UPVC double glazing windows and doors, newly installed gas boiler, enclosed rear garden & allocated parking space.

Close to local amenities and bus routes

EPC Rating D

Council Tax BAND C

Initial 6 month tenancy to long term let

Permitted Payments:

1. A "Holding Deposit of £285.00 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 £1430.00 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: £1,435

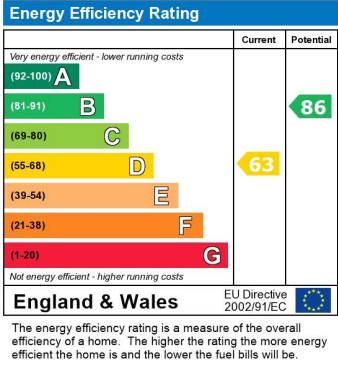
Holding Deposit: £285

Parking options: Off Street

Garden details: Private Garden



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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.