



01454 326846

contact-us@mwfarringtons.co.uk



FAIRVIEW COTTAGE, EMERSONS GREEN LANE, EMERSONS GREEN, BRISTOL

£1,300 PCM

AVAILABLE APRIL 2025!

A delightful two bedroom cottage tucked away on the outskirts of Emersons Green. If you like quietness then this is the place for you.

Call Farringtons on 01454 326846 for more information or to arrange a viewing.

AVAILABLE APRIL 2025!

This beautiful 2 bedroom cottage offers an open plan kitchen with built in oven & Hob, separate lounge with log burner, 2 double bedrooms, utility area and a separate family bathroom.

Further benefits: UPVC double glazing, LPG gas central heating and a rear courtyard garden.

EPC rating exempt
Council Tax BAND B

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 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.

Deposit: £1,500

Holding Deposit: £300

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.