



**01454 326846**

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## BADER CLOSE, YATE, BRISTOL

### £995 PCM

AVAILABLE MARCH 2025!  
MORE PHOTOS TO FOLLOW.....

New to market, this well presented one bedroom back to back house in Yate.

For more information, please contact Farringtons on 01454 326846

- Yate Location
- Council Tax BAND A
- Double bedroom with built in wardrobe
- Enclosed Rear Garden
- Initial 6 Month Tenancy to Long Term Let
- EPC Rating C
- Fitted Bathroom
- Neutral decor

AVAILABLE MARCH 2025!  
MORE PHOTOS TO FOLLOW.....

Farringtons are pleased to welcome this well presented one bedroom back to back house in Bader Close, Yate.

The property offers a small entrance porch, separate lounge leading out onto a enclosed rear garden, fitted kitchen, double bedroom with built in wardrobe & a fitted bathroom.

Further benefits include: UPVC double glazing, gas central heating, single garage and parking for 2 cars

Close to local amenities, bus and train routes

Council Tax BAND A  
EPC rating C

Permitted Payments:

1. A "Holding Deposit of £225.00 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.

A "Deposit" of £1145.00 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.

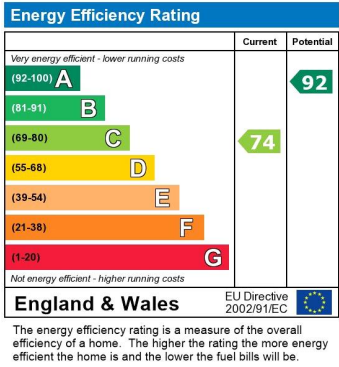
8. Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

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: A  
Deposit: £1,145  
Holding Deposit: £225  
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.