



**01454 326846**

**contact-us@mwfarringtons.co.uk**



## WAINBLADE COURT, YATE, BRISTOL

**£2,250 PCM**

**AVAILABLE MAY 2025!**

A stunning spacious four bedroom detached property in Yate with a single garage and off street parking for three cars. For more information, please contact Farringtons on 01454 326846

- Initial 6 Month Tenancy to Long Term Let
- Utility Room
- UPVC Double Glazing
- Dining Room
- EPC Rating B
- Available May 2025
- Downstairs Cloakroom
- Master bedroom with ensuite

AVAILABLE MAY 2025!

Farringtons are pleased to welcome this spacious well presented four bedroom detached property in the new estate of Peghill, Yate.

The ground floor of the property offers an inviting entrance hall, downstairs cloakroom, office/study, separate lounge, kitchen/diner (with integrated appliances), dining room and utility room.

The first floor offers four double bedrooms (master with ensuite) and a family bathroom.

Further benefits offer: UPVC double glazing, gas central heating, enclosed rear garden, single garage and parking for three cars.

EPC rating B

Council Tax BAND F

\*Pets considered for the right applicant\*

Close to local amenities, local park, primary and secondary schools with bus routes in easy reach.

Close to M4 & M5 motorway links for easy commuting

Permitted Payments:

1. A "Holding Deposit" of £515.00 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 form.
2. A "Deposit" of £2595.00 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: F

Deposit: £2,595

Holding Deposit: £515

Parking options: Driveway, Garage

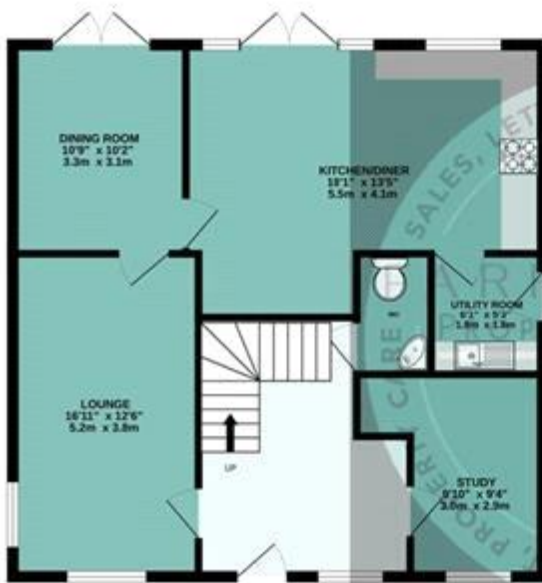
Garden details: Enclosed Garden, Front Garden, Rear Garden



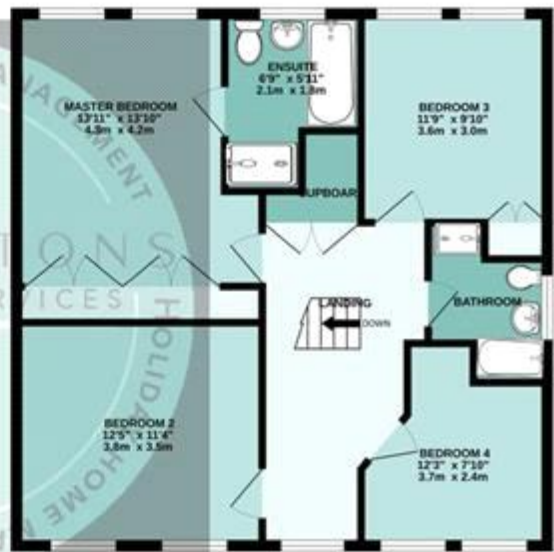


WAINBLADE COURT, YATE, BRISTOL  
£2,250 PCM

GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.

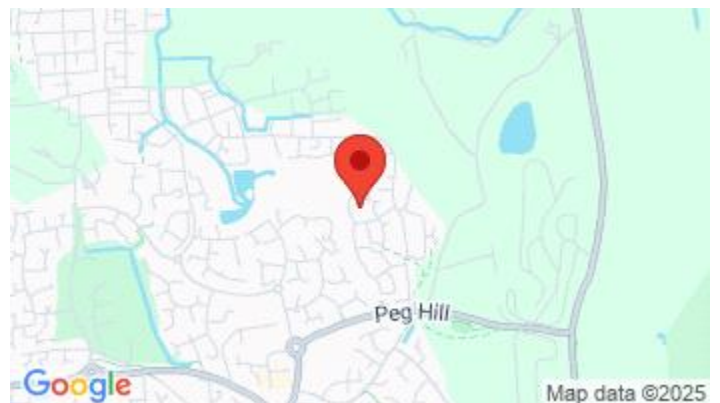


TOTAL FLOOR AREA : 1453 sq ft. (135.0 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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