



01454 326846

contact-us@mwfarringtons.co.uk



ROBIN WAY, CHIPPING SODBURY, BRISTOL

£1,500 PCM

AVAILABLE NOW PENDING RELEVANT CHECKS!

A recently decorated three bedroom detached property on the popular "Birds" estate, Chipping Sodbury

For more information, please contact Farringtons on 01454 326846

- Available now subject to relevant checks
- Birds estate
- Brand new fitted kitchen
- Council Tax BAND C
- Enclosed Rear Garden
- EPC Rating C
- Family Bathroom
- Family Home
- Gas Central Heating

AVAILABLE NOW PENDING RELEVANT CHECKS!

Farringtons are pleased to welcome this three bedroom recently redecorated detached property in Robin Way, Chipping Sodbury.

The ground floor of the property offers a brand new fitted kitchen, lounge/diner and downstairs cloakroom.

The first floor offers a fitted bathroom, two double bedrooms and a single bedroom.

The property has undergone complete redecoration with neutral colours and new flooring throughout.

Further benefits: UPVC double glazing, gas central heating and off street parking.

Pets considered for the right applicant

EPC rating C

Council tax BAND C

Close to local amenities and bus routes and Chipping Sodbury High Street is only a short walk away.

M4 & M5 motorways are within easy access for commuting

Permitted Payments:

1. A "Holding Deposit of £345.00 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 £1730.00 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

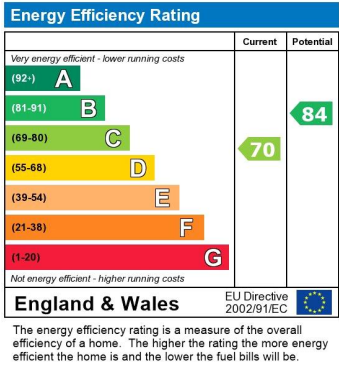
Deposit: £1,730

Holding Deposit: £345

Garden details: Enclosed Garden, Front Garden, Rear 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.