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LONGFORD, YATE, BRISTOL

£1,550 PCM

AVAILABLE APRIL 2025!

A recently renovated three bedroom end of terrace property in Yate.

For more information, please call Farringtons on 01454 326846

LET AGREED

- Available April 2025
- Council Tax BAND B
- EPC Rating C
- Garage
- Gas Central Heating
- Initial 6 Month Tenancy to Long Term Let
- Modern Fitted Bathroom
- Modern Fitted Kitchen
- Kitchen / Diner

AVAILABLE APRIL 2025!

Farringtons are pleased to welcome this recently renovated three bedroom end of terrace house in Longford, Yate.

The property has undergone a complete redecoration with new flooring throughout.

The ground floor of the property offers a newly fitted model kitchen with integrated fridge/freezer and a dining room leading into a light and airy lounge.

The first floor offers two double bedrooms, one single bedroom and newly fitted modern bathroom.

Further benefits include: UPVC double glazing, gas central heating, front and rear gardens and a single garage with driveway.

Close to local amenities, bus routes and Yate Train Station is only a short walk away.

EPC rating C

Council Tax BAND B

Permitted Payments:

1. A "Holding Deposit" of £355.00 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 £1785.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are not permitted
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: B

Deposit: £1,785


Holding Deposit: £355

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	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.



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.