



**51 ROUNCEVAL STREET, CHIPPING SODBURY, BRISTOL,
GLOUCESTERSHIRE BS37 6AS**

£1,950 PCM



TWO BEDROOM COTTAGE IN CHIPPING SODBURY

PROPERTY REFERENCE CODE: RL0413

51 ROUNCEVAL STREET, CHIPPING SODBURY, BRISTOL, **GLOUCESTERSHIRE BS37 6AS**

NEW TO MARKET & AVAILABLE NOW PENDING RELEVANT CHECKS!

A recently refurbished two bedroom terrace cottage in the desirable area of Chipping Sodbury.

For more information, please contact Farringtons on 01454 326846

- INITIAL 6 MONTH TENANCY TO LONG TERM LET
- AVAILABLE NOW SUBJECT TO RELEVANT CHECKS
- RECENTLY RENOVATED PROPERTY
- NEUTRAL DECOR
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- CHIPPING SODBURY LOCATION
- COUNCIL TAX BAND B
- EPC RATING C
- FAMILY SHOWER ROOM
- GAS CENTRAL HEATING
- ALLOOCATED PARKING SPACE
- MODERN SHOWER ROOM
- UPVC DOUBLE GLAZING

This property consists of:

NEW TO MARKET & AVAILABLE NOW PENDING RELEVANT CHECKS!

A recently refurbished two bedroom terrace cottage in the desirable area of Chipping Sodbury.

The property is finished to a high standard with attention detail maintained throughout.

The ground floor of the property offers an entrance porch, cosy lounge, separate reception room, larger than average kitchen with built in fridge freezer & dishwasher leading out into a conservatory to the rear.

The first floor of the property offers two double bedroom with built in wardrobes, a family shower room and a smaller shower room adjacent to the front bedroom.

Further benefits include: gas central heating, UPVC double glazing, neutral decor & an allocated parking space

Council Tax BAND B

EPC rating C

Close to local amenities, bus routes, public houses and coffee shops

Bristol & Bath Town Centres = 14 miles, M4 Motorway Junction 18 = 4 miles, M5 Motorway Junction 14 = 8 miles (approx)

Permitted Payments:

1. A "Holding Deposit of £450.00 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 £2250.00 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: £2,250
Holding Deposit: £450





