



**01454 326846**

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## BANKSIDE, BROAD LANE, YATE, BRISTOL

**£1,850 PCM**

AVAILABLE AUGUST 2025!

New to market, this well presented four bedroom semi detached property on the outskirts of Yate

For more information, please contact Farringtons on 01454 326846

- Ample living space for that larger family
- Four Bedrooms
- Open Plan Lounge/Conservatory
- Council Tax BAND D
- Fitted Kitchen with Built in Appliances
- Initial 6 Month Tenancy to Long Term Let

AVAILABLE AUGUST 2025!

Farringtons are pleased to welcome this stunning four bedroom semi detached property on the outskirts of Yate situated by The Fox public house.

The ground floor of the property comprises of a downstairs cloakroom modern fitted kitchen with built in appliances with double doors leading into a spacious lounge with an added conservatory leading out onto an enclosed rear garden with decking area.

The first floor comprises of three double bedrooms and a family bathroom with shower and on the 2nd floor there is another double bedroom with an ensuite shower room.

The property also benefits: gas central heating, UPVC double glazing, garage and off street parking.

Close to the local primary and secondary school, bus stops and routes to Bristol city centre, M4 & M5 motorways.

Yate Shopping Centre and the new Riverside Complex is approx 2 miles away where you will find a variety of shops, restaurants & cinema.

EPC Rating B  
Council Tax band D

Pets considered for the right applicant

Permitted Payments:

1. A "Holding Deposit of £425.00 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 £2130.00 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:

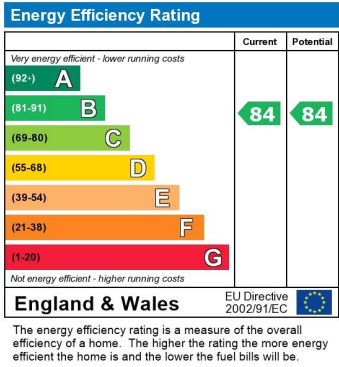
Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: D  
Deposit: £2,130  
Holding Deposit: £425  
Parking options: Driveway, Garage, Off Street  
Garden details: Enclosed Garden, Private 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.