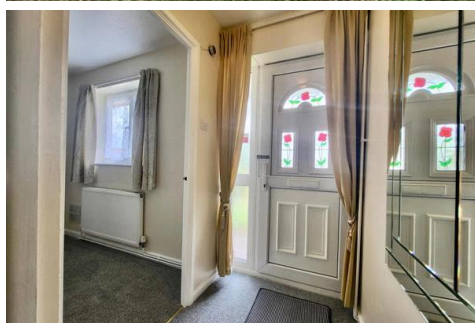




**01454 326846**

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



## KENILWORTH, YATE, BRISTOL

**£1,295 PCM**

**NEW TO MARKET & AVAILABLE NOW PENDING RELEVANT CHECKS!**

A well presented two bedroom bungalow in Yate with white goods supplied.

For more information., please contact Farringtons on 01454 326846

- Available now subject to relevant checks
- Close to local amenities
- Initial 6 Month Tenancy to Long Term Let
- Gas Central Heating
- Council Tax BAND C
- Enclosed Rear Garden
- Two Double Bedrooms
- Fitted Bathroom with

**NEW TO MARKET & AVAILABLE NOW PENDING RELEVANT CHECKS!**

Farringtons are pleased to welcome this two bedroom terrace bungalow in Kenilworth, Yate. A credit to the current landlords to make this a presentable rental home.

The bungalow offers two double bedrooms, extended lounge diner, fitted kitchen with white goods and a fitted bathroom with electric shower.

The outside of the property offers well established front and rear gardens with the rear garden having a patio area and a shed for storage.

The property is adjacent to the popular Kingsgate Park where you can enjoy the amazing scenery and lake where you will find all kinds of wildlife including swans and their signets.

Further benefits include: UPVC double glazing & gas central heating.

The property has on street parking.

Very close to local amenities, bus and train routes with M4 & M5 motorway links close by.

EPC rating C  
Council Tax BAND C

**Permitted Payments:**

1. A "Holding Deposit" of £295.00 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 £1490.00 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:**

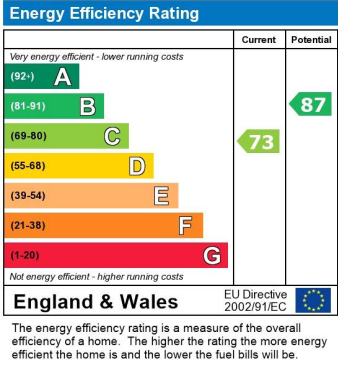
Farringtons is a member of Money Shield which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on our website or by contacting us directly.

Council Tax Band: C  
Deposit: £1,490  
Holding Deposit: £295  
Garden details: Private Garden, Rear Garden





KENILWORTH, YATE, BRISTOL  
£1,295 PCM



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.