



01454 326846

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ROUNCEVAL STREET, CHIPPING SODBURY, BRISTOL

£1,250 PCM

AVAILABLE SEPTEMBER 2025!

A well presented unfurnished two bedroom top floor flat on Chipping Sodbury High Street.

For more information., please contact Farringtons on 01454 326846

- Chipping Sodbury Location
- Double Glazing
- Easy walk to town and countryside
- EPC exempt
- Fitted Bathroom with Electric Shower
- Bills of £500 on top of the

AVAILABLE SEPTEMBER 2025!

New to market, this well presented unfurnished two bedroom top floor flat in the desirable location of Chipping Sodbury.

The flat offers a modern fitted kitchen, cosy lounge, white fitted bathroom with over the bath shower and two double bedrooms.

The flat also offers the benefits of gas central heating, double glazing and bills in addition to the rent of £500.00 excluding internet (total cost £1750.00 per month)

Bills include: gas, electric, water, council tax and tv licence

Very close to local amenities, bus routes & M4 & M5 motorway links.

Chipping Sodbury is a historic town with many quirky shops, boutiques, cafes and public houses along with the supermarket Waitrose. Yate Shopping Centre is approx 1.5 miles where you will find a wider variety supermarkets and high street shops.

Sorry no pets

Permitted Payments:

1. A "Holding Deposit of £285.00 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 £1440.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are considered for the right applicant, subject to a increase 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.

Deposit: £1,440

Holding Deposit: £285



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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.