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ROCKWOOD HOUSE, GRAVEL HILL ROAD, YATE, BRISTOL

£1,250 PCM

AVAILABLE EARLY OCTOBER 2025!

A well presented two bedroom ground floor apartment in Rockwood House, Yate.

For more information, please contact Farringtons on 01454 326846

- Available October 2025
- UPVC Double Glazing
- Close to local amenities
- Communal Garden
- Modern Fitted Kitchen
- Modern Shower Room
- Council Tax BAND C
- Easy walk to town and

AVAILABLE OCTOBER 2025!

New to market, this well presented two bedroom ground floor apartment set within the stunning grounds of Rockwood House, Yate.

To avoid disappointment to missing out on this lovely apartment, please contact Farringtons to secure your viewing.

The apartment offers an entrance hall, separate lounge, inner hall/dining room, modern kitchen,. modern shower room and two bedrooms.

Further benefits include: UPVC double glazing, electric heating, neutral decor, stunning communal grounds and a single garage in a block.

The former Country House which was converted back in the 1990's and has direct access to the generous gardens that surround the properties with plenty of space outside to sit and enjoy the views. This is a very special place to call home!

Close to local amenities and bus routes with Chipping Sodbury High Street & Yate Town Centre approx 1 mile away.

M4 & M5 motorway junctions within easy reach for commuters.

Sorry no pets

EPC rating E

Council Tax BAND C

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 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: £1,440

Holding Deposit: £285



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Listing details



Total area: approx. 60.6 sq. metres (651.9 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>A (92-)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p>			
<p><i>Not energy efficient - higher running costs</i></p>		43	76

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.