



**01454 326846**

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



## KESTREL CLOSE, CHIPPING SODBURY, BRISTOL

### £1,450 PCM

AVAILABLE OCTOBER 2025!  
MORE PHOTOS TO FOLLOW....

A well presented three bedroom semi detached property on the popular Birds Estates, Chipping Sodbury.

For more information, please contact Farringtons on 01454 326846

- Initial 6 Month Tenancy to Long Term Let
- Birds estate
- Council Tax BAND B
- EPC Rating C
- Available October 2025
- Fitted Bathroom
- UPVC Double Glazing
- Single Garage & Driveway
- Fitted Kitchen

AVAILABLE OCTOBER 2025!  
MORE PHOTOS TO FOLLOW....

New to market, this well presented three bedroom semi detached property in Kestrel Close, Chipping Sodbury situated on the popular 'Birds' estate.

The ground floor of the property offers an open plan kitchen/dining area and a separate lounge.  
The first floor offers a white fitted bathroom suite, two double and one single bedroom.

Further benefits include: gas central heating, UPVC double glazing, front and rear gardens, driveway and garage.

Close to local schools and amenities and bus routes.

EPC rating C  
Council Tax BAND B

Permitted Payments:

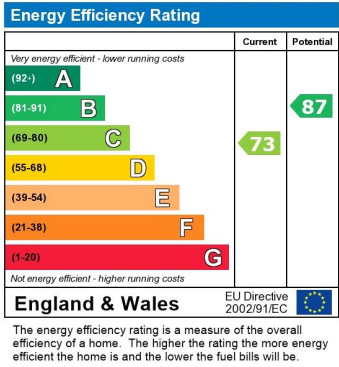
1. A "Holding Deposit of £330.00 equivalent to 1 weeks rent will be required to secure the interest in this property. This amount is non refundable should you withdraw from the application or submit false information on your application form.
2. A "Deposit" of £1670.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farringtons on signing of the tenancy.
3. Pets are considered, this will be subject to an increase in rent 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.

Council Tax Band: B  
Deposit: £1,670  
Holding Deposit: £330  
Parking options: Off Street  
Garden details: Private 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.