



CHESHIRE CLOSE, YATE, BRISTOL

£1,125 PCM

AVAILABLE DEC 2025!

A well presented one bedroom back to back property in Yate with allocated parking.

To avoid disappointment, please contact Farrington & Grove on 01454 326846

- Available Dec 2025
- Close to local amenities
- Council Tax BAND A
- Modern Shower Room
- EPC Rating E
- Gas Central Heating
- Modern Fitted Kitchen
- Ideally looking for a single professional or couple
- Communal Area for bin

AVAILABLE DEC 2025!

Farringtons are pleased to welcome this well presented one bedroom back to back house in Cheshire Close, Yate.

The ground floor of the property offers an open plan kitchen / living area which is decorated neutrally and on the first floor the property offers a modern fitted shower room with walk in shower and a double bedroom.

Further benefits are: gas central heating, UPVC double glazing and an allocated parking space.

Close to local amenities, shops and bus routes with the M4 & M5 motorway links close by.

Ideally would suit a professional single person or couple

Council Tax BAND A

EPC Rating E

Available Early Dec 25

Permitted Payments:

1. A "Holding Deposit of £255.00 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 £1295.00 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: A

Deposit: £1,295

Holding Deposit: £255

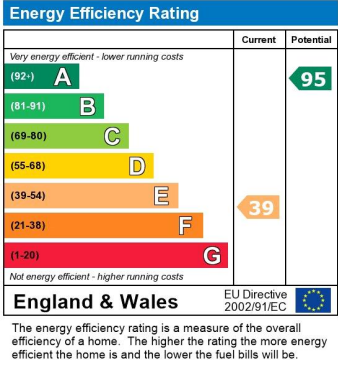
Parking options: Off Street

Garden details: Private Garden



 **FARRINGTON
& GROVE**
• MANAGEMENT • MAINTENANCE

CHESHIRE CLOSE, YATE, BRISTOL
£1,125 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.