



## ABBOTSWOOD, YATE, BRISTOL

**£850 PCM**

AVAILABLE APRIL 2026!

A spacious well presented one bedroom top floor flat in Yate.  
Call Farrington & Grove for more information on 01454 326846

- Fitted Kitchen
- Initial 6 Month Tenancy to Long Term Let
- Top Floor Flat
- Yate Location
- Fitted Bathroom with Electric Shower
- Lounge / Diner
- Council Tax BAND A
- Intercom System

AVAILABLE APRIL 2026!

A spacious well presented top floor one bedroom flat in Abbotswood, Yate.

The flat comprises of a through lounge / diner, separate kitchen, bathroom with electric shower and a double bedroom.

Close to local amenities with Yate Shopping Centre and Riverside complex approx 1.5 miles away

Bus routes are within walking distance and Yate train station is approx 2.2 miles away

Ideal for a single person or couple

No pets

EPC Rating E

Council Tax BAND A

Permitted Payments:

1. A "Holding Deposit of £195.00 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 £980.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farrington & Grove 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: £980

Holding Deposit: £195

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains



 **FARRINGTON  
& GROVE**  
• MANAGEMENT • MAINTENANCE

ABBOTSWOOD, YATE, BRISTOL  
£850 PCM

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.