



OAKTREE AVENUE, PUCKLECHURCH, BRISTOL £1,350 PCM

AVAILABLE NOW PENDING CHECKS!

A recently refurbished three bedroom end of terrace property in Pucklechurch available for long term rental with no expense spared.

For more information, please contact Farrington & Grove on 01454 326846

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A recently refurbished three bedroom end of terrace property in Oaktree Avenue, Pucklechurch has become available for long term rental. The property has been refurbished to a high standard with no expense spared.

The ground floor of the property offers an open plan new modern kitchen/dining/living area and entrance porch with neutral decor.

The first floor of the property offers a family bathroom, two double bedrooms and a single room.

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

Pets considered for the right applicant

Council tax band B

EPC rating C

Permitted Payments:

1. A "Holding Deposit of £345.00 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 £1730.00 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: £1,555

Holding Deposit: £310

Parking options: Off Street

Garden details: Private Garden



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	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.

