



## COOPERS DRIVE, YATE, BRISTOL

**£1,295 PCM**

AVAILABLE NOW PENDING CHECKS!

A well presented two bedroom semi detached property in  
Brimsham Park, Yate.

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

- Available now subject to relevant checks
- Close to local amenities
- Council Tax BAND C
- Enclosed Rear Garden
- EPC Rating D
- UPVC Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Gas Central Heating

AVAILABLE NOW PENDING CHECKS!

Farrington & Grove are pleased to welcome this two bedroom semi detached property in Coopers Drive, Yate.

The ground floor of the property offers: an entrance hall, separate lounge, separate dining room and separate kitchen.

The first floor offers: two bedrooms with wardrobes and a white bathroom suite with over the bath shower.

Further benefits: UPVC double glazing, gas central heating, neutral decor, established rear garden with storage shed and off street parking for 2 cars.

Close to local amenities, primary/secondary schools, bus routes.

Council Tax BAND C  
EPC Rating D

A "Holding Deposit of £295.00 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.


A "Deposit" of £1490.00 equivalent to 5 weeks rent will be required during the tenancy, payable to Farrington & Grove on signing of the tenancy.

A months rent is due in addition to the deposit less the holding deposit that has been paid

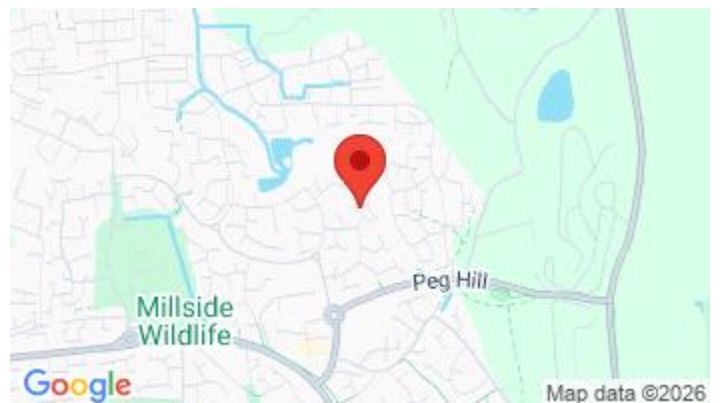
Council Tax Band: C  
Deposit: £1,490  
Holding Deposit: £295  
Parking options: Off Street  
Garden details: Private Garden



COOPERS DRIVE, YATE, BRISTOL  
£1,295 PCM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.