



FLETCHER ROAD, YATE, BRISTOL

£1,595 PCM

AVAILABLE NOW PENDING AGENT CHECKS!

A well presented 3/4 bedroom property in the popular location of Ladden Garden Village, Yate.

For more information or to arrange a viewing, please contact Farrington & Grove on 01454 326846

- Available now subject to relevant checks
- Close to local amenities
- Council Tax BAND D
- Enclosed Rear Garden
- EPC Rating B
- Three/Four Bedroom Town House
- Gas Central Heating
- Neutral decor

AVAILABLE NOW PENDING AGENT CHECKS!

A well presented 3/4 bedroom semi-detached town house in Fletcher Road, Yate in the popular location of Ladden Garden Village.

The ground floor offers: a downstairs cloakroom, study/office/playroom, kitchen/dining/living area

The first floor offers: an additional lounge area/additional bedroom and a double bedroom with ensuite

The top floor offers: two double bedrooms and a family bathroom.

Further benefits include: UPVC double glazing, gas central heating, enclosed rear garden, off street parking for 2/3 cars and single garage.

Close to local amenities & bus routes.

Council Tax BAND D

EPC Rating B

A "Holding Deposit of £365.00 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 £1840.00 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: D

Deposit: £1,840

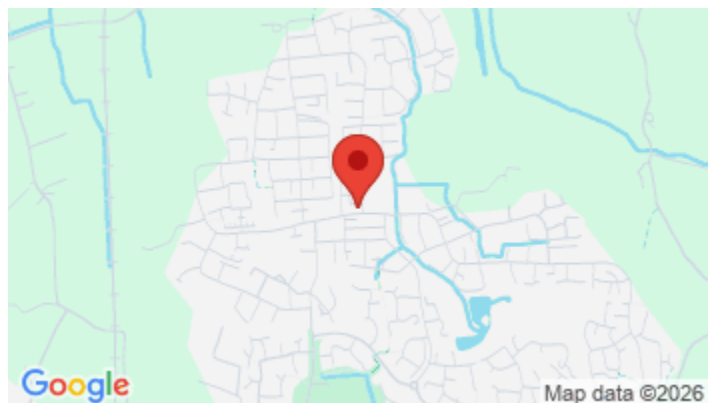
Holding Deposit: £365



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(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.



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.