



## ABBOTSWOOD, YATE, BRISTOL

### £850 PCM

MORE PHOTOS TO FOLLOW!

A well presented one bedroom first floor flat in Yate, becoming available in August 2026!

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

- Available December 2022
- Close to Abbotswood amenities
- Initial 6 Month Tenancy to Long Term Let
- Council Tax BAND A
- EPC Rating D
- Fitted Bathroom
- Fitted Kitchen
- Fitted Bathroom with

**MORE PHOTOS TO FOLLOW!**

Farringtons are pleased to welcome this well presented one bedroom first floor flat in Abbotswood, Yate  
The property offers separate kitchen, lounge, bathroom and a double bedroom.  
Further benefits offer: UPVC double glazing, electric heating, neutral decor & communal parking.

Available August 2026!

EPC rating D  
Council Tax BAND A

Close to local amenities, schools and bus routes

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.

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.

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

Deposit: £980  
Holding Deposit: £195

ABBOTSWOOD, YATE, BRISTOL  
£850 PCM

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>55</b>	
(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.

