



**COUNTRY**  
PROPERTY



**2a Lower Stone Close, Frampton Cotterell**  
Bristol

£1,700 pcm



## 2a Lower Stone Close

Frampton Cotterell, Bristol

This spacious 4 bedroom semi-detached house is presented to an excellent standard, with the following accommodation set over three floors: entrance hall, kitchen breakfast room, lounge diner, cloakroom, 4 bedrooms with master ensuite and family bathroom. Outside you'll find a garden area to the front and an enclosed rear garden, plus the single garage and driveway parking. The property has been recently redecorated and has no onward chain.

- Semi Detached
- Kitchen Breakfast Room
- 4 Bedrooms & 2 Bathrooms
- Master Bedroom Ensuite
- Recently Redecorated
- Garage & Driveway Parking
- Enclosed Rear Garden
- Energy Efficiency Band C





## 2a Lower Stone Close

Frampton Cotterell, Bristol

Frampton Cotterell is an established semi-rural village on the outskirts of Bristol. There are local primary and secondary schools including Winterbourne Academy, church, local store, Sainsburys - and various restaurants, pubs and takeaways are all a short drive away. Yate Shopping Centre or Downend High Street are a 10 minute drive where there are further supermarkets, extensive amenities, shops and leisure facilities. Excellent road links via the A4174 North Bristol Ring Road to Aztec West, Abbeywood, Cribbs and Filton aerospace. A4174, M4, M5 Almondsbury interchange close by. Bristol Parkway rail terminal 10 minutes away by car or bus.

One of just four bespoke properties built by Heaton Homes in 2011 forming a private cul-de-sac in Frampton Cotterell. Ideally situated within the village, within walking distance of shops, schools and pubs, the property includes a single garage and is offered for sale with no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## SECURITY DEPOSIT

Please be advised that a security deposit equivalent to 5 weeks' rent will be required.

## PERMITTED PAYMENTS & TENANCY INFORMATION

As well as paying the rent and security deposit, you may also be required to make the following permitted payments:

Holding Deposit equivalent to 1 weeks rent

During the tenancy (payable to the Agent/Landlord): Payment of up to £50 inc VAT if you wish to change the tenancy agreement e.g. This could be making changes to the tenancy agreement to enable:

- a change of sharer in a joint tenancy
- permission to sub-let
- a business to be run from the property
- or any other amendment which alters the obligations of the agreement

Payment of interest for the late payment of rent, at a rate of 3% above the Bank of England Base Rate. Payment for the reasonably incurred costs for the loss of keys/security devices.

Redress Scheme - Country Property Services Ltd are members of The Property Ombudsman, Membership Number T08037

Client Money Protection Scheme - Country Property Services Ltd are members of RICS, Membership Number 868223

Country Property Services Ltd are Members of ARLA Propertymark & The Guild of Letting & Management and ALL our Lettings Team are Fully Qualified

## INSURANCE

It is recommended that tenants ensure they have sufficient means to cover their liability for accidental damage to the landlord's property, furniture, fixtures, and fittings and be responsible for effecting any insurance the Tenant requires for their own possessions. If insurance is taken out please could a copy of the Policy be provided to Country Property

Agents for our records before the commencement of the tenancy. FCC Paragon can provide insurance policies for tenants and can be contacted on 0844 375 9604.

## MONEY LAUNDERING ACT

Under the terms of the Money Laundering Act, estate agents are required to ask tenants to produce identification documentation. A copy of your passport or driving licence, and a utility bill will be required. We thank you for your co-operation when applying to rent a property in order that your application is not delayed.



Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

No person in the employment of Country Property has authority to make any representation or warranty whatsoever, in relation to this property. We retain the copyright to all promotional material used to market this property.



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