



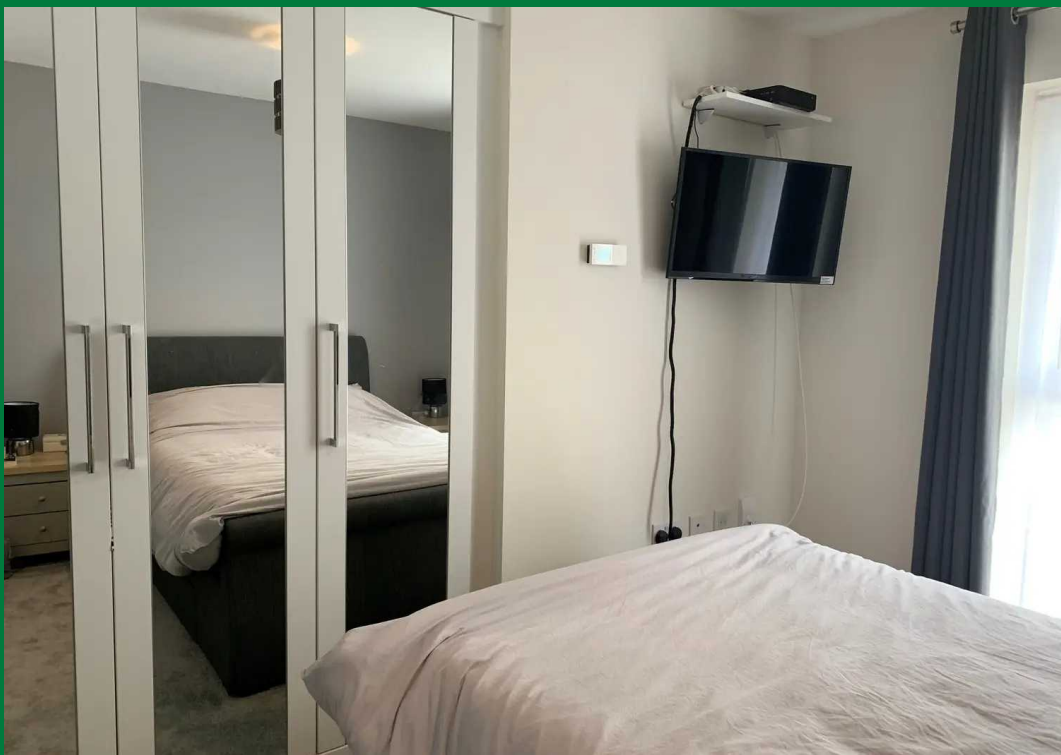
COUNTRY
PROPERTY



40 Clark Drive

Yate

£1,200 pcm



40 Clark Drive

Yate, Bristol

Immaculately presented apartment located on the second floor of this recently built complex. Accommodation comprises of an open plan living area including a lounge/dining area with Juliet balcony, well equipped kitchen area including white goods, master bedroom with ensuite shower room, second double bedroom and bathroom. There is plenty of storage within the apartment and outside you will find allocated parking, plus additional visitor parking to the rear of the building. Video Tour Available to View Online Now!





Yate, Bristol

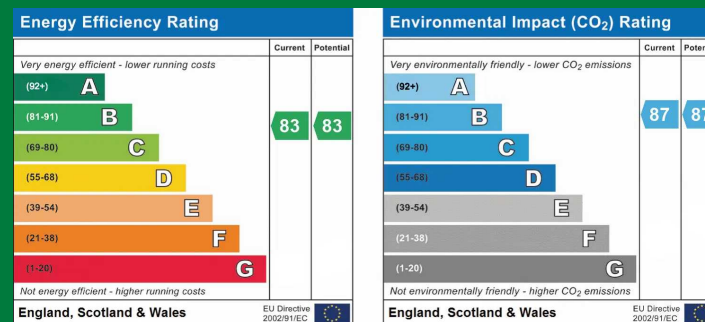
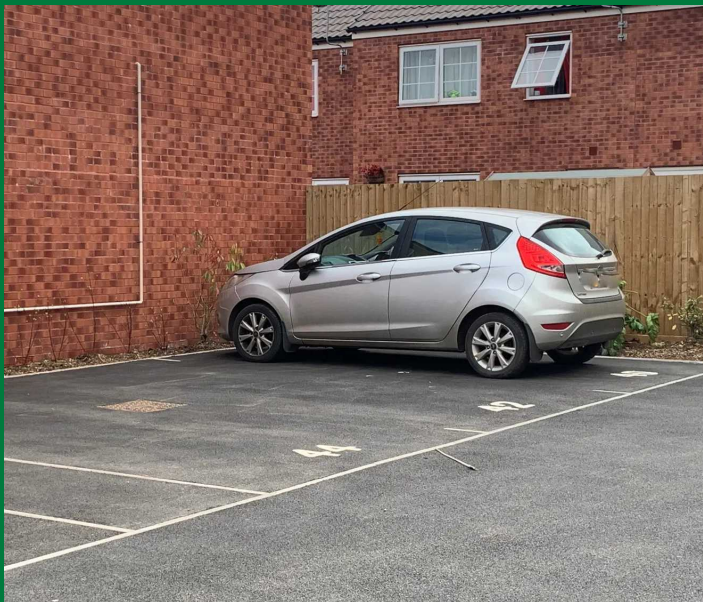
Yate has a full range of shopping, library, leisure and educational facilities, including a Tesco Extra and Marks and Spencer. Yate station is located just over 1 mile from the property. The old market town of Chipping Sodbury is about two miles distant where there are further shopping facilities, including a new Waitrose and award winning butchers and bakers, restaurants, coffee shops and public houses. Bristol and Bath are within about 12 miles, M4 motorway J18 at Tormarton about 6 miles and M5 J14 at Falfield about 7 miles.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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.

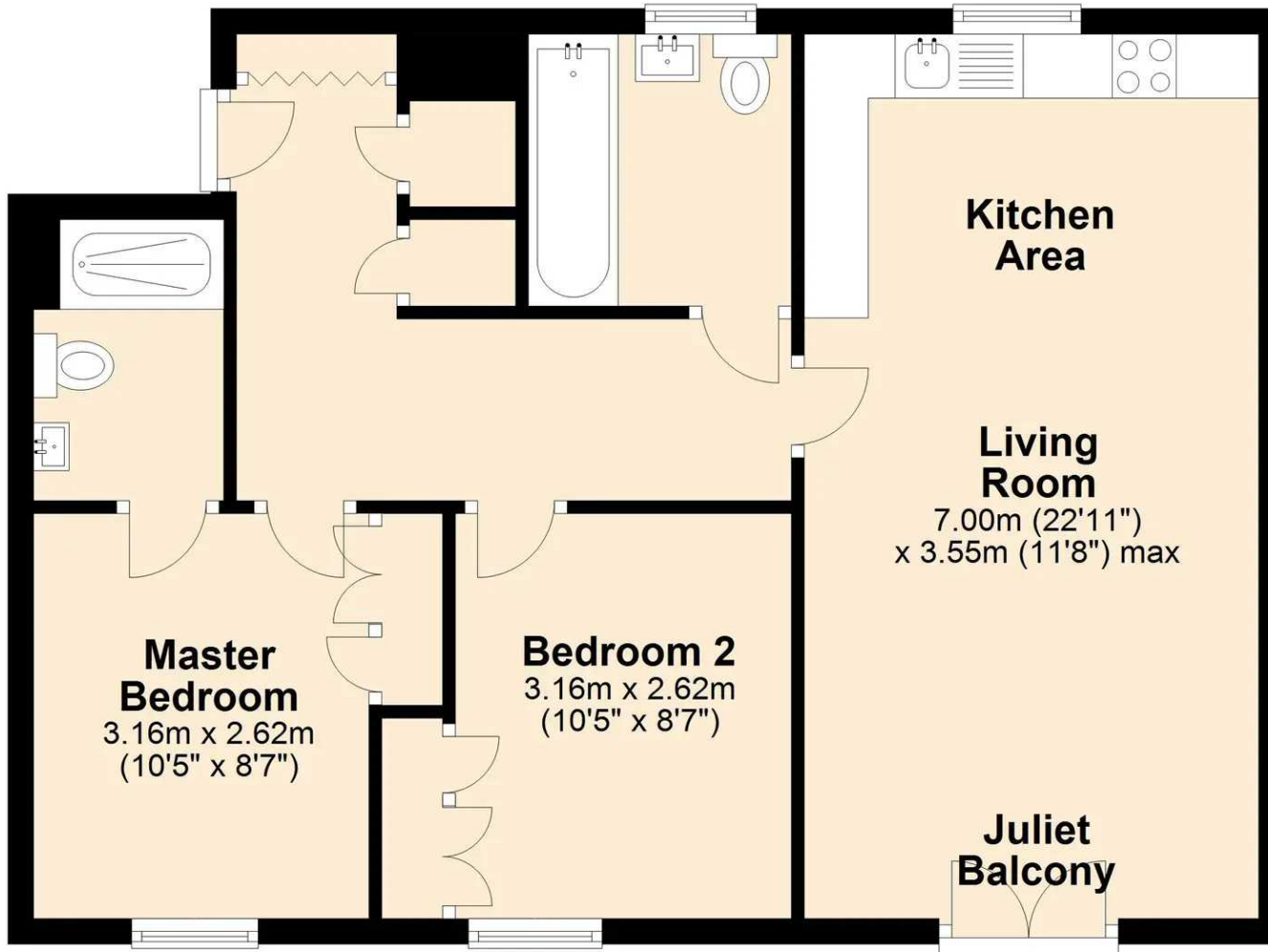
MONEY LAUNDERING ACT

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.



Second Floor

Approx. 63.8 sq. metres (686.4 sq. feet)



Total area: approx. 63.8 sq. metres (686.4 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

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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