



COUNTRY
PROPERTY



6 The Parade, Chipping Sodbury BS37 6AT

Bristol

£1,225 pcm



6 The Parade

Chipping Sodbury, Bristol

This delightful Grade II Listed cottage is located within walking distance of the Historic High Street. Accommodation comprises of a lounge, dining room, kitchen, two double bedrooms and a shower room. Outside you will find a good sized garden with patio and shed to the rear.

Video Tour Available to View Online Now!

- Grade II Listed Cottage
- 2 Bedrooms
- Lounge & Dining Room
- Kitchen
- Enclosed Rear Garden
- Available December
- Heart Of Chipping Sodbury
- Period Features





6 The Parade

Chipping Sodbury, Bristol

Chipping Sodbury is an ancient market town, important business centre and Conservation Area with a Waitrose and a bustling High Street dating back to the 12th Century, which has a full range of established shopping and educational facilities. The town also has an ancient town hall, local public houses and range of restaurants. Nestling on the edge of the Cotswolds Chipping Sodbury has great road links to the M4 Junction 18, M5 Junction 14, Bristol and Bath.

Delightful Grade II Listed cottage near Historic High Street. Lounge, dining room, kitchen, 2 double bedrooms, shower room. Spacious garden with patio & shed. Video tour available online.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





DEPOSITS

A security deposit equivalent to 5 weeks' rent will be required.

A holding deposit equivalent to 1 weeks' rent will be asked to secure the property during referencing.

PERMITTED PAYMENTS & TENANCY INFORMATION

During your tenancy, as well as paying the rent, you may also be required to make the following permitted payments:

During the tenancy (payable to the Agent/Landlord): Payment of up to £50 inc VAT if you wish to change the tenancy agreement for reasons such as, for example:

- 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 on any late payment of rent, at a rate of 3% above the Bank of England Base Rate.

Payment for the reasonably incurred locksmith's charges of regaining entry after 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

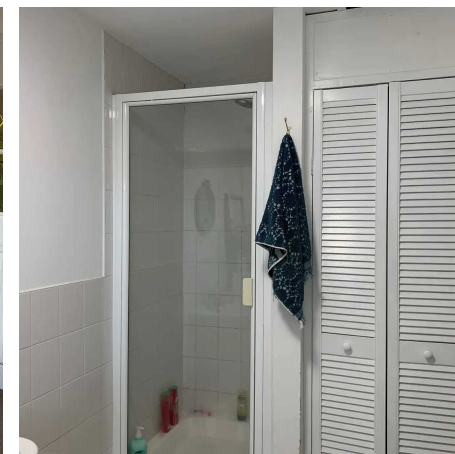
Country Property Services Ltd are Members of ARLA Propertymark & The Guild of Letting & Management to ensure highest standards of service.

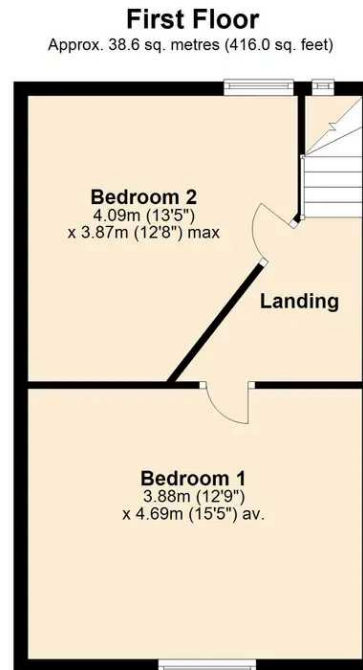
INSURANCE

In addition to insuring their own belongings, tenants are recommended to ensure they have sufficient means to cover their liability for accidental damage to the landlord's property, furniture, fixtures, and fittings. The tenant should provide a copy of this policy schedule to Country Property.

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. Your co-operation when applying to rent a property is essential, please, in order that your application is not delayed.





Total area: approx. 90.4 sq. metres (972.8 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

This document is intended only as a guide and does not constitute 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.

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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