

9 Pheasant Row, Yatton, BS49 4FQ

£1,400 Per Calendar Month

marktempler

RESIDENTIAL LETTINGS







 PROPERTY TYPE Terraced House	 LOCATION Yatton
 BEDROOMS 3	 RECEPTION ROOMS 2
 BATHROOMS 2	 WARMTH Gas central heating & high-performance glazing
 PARKING Allocated parking space in-front of the garage & on-street parking	 OUTSIDE SPACE Rear garden with access into garage
 EPC RATING B	 COUNCIL TAX BAND C

- Terraced house
- Three bedrooms comprising two doubles and one single
- Holding deposit - £323.07
- Security deposit - £1,615.38
- Tenancy term - from 12 months
- EPC Rating - B
- Council tax band - C

## What will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

1. Holding deposit, equivalent to 1 week's rent. This will reserve the property.

Once references are complete, you will be asked to pay:

2. First month's rent
3. Security deposit, equivalent to 5 weeks' rent (for rents under £50,000 per year). This covers damages or defaults on the part of the tenant during the tenancy.



Kitchen diner with space for white goods and room for dining

Patio doors from the kitchen leading to the rear garden

Entrance through the front door into a bright living room with large windows

Garage accessible from the rear garden via an internal door



## Available From

This property is available to move into from approximately the 9th January 2026



### Utilities

Mains water and drainage, mains electric supply, gas central heating. This information has been provided by the Landlord and is correct to the best of our knowledge.

### Broadband

Ultrafast broadband available with highest available download speed 2000 Mbps and highest available upload speed 2000 Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires.

### Mobile phone coverage / signal

There is limited to likely coverage indoors depending on the provider and likely coverage outdoors with a range of providers. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires.



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