56 Wakedean Gardens, Yatton, North Somerset, BS49 4BN | £1,100 Per Calendar Month

marktempler
RESIDENTIAL LETTINGS





PROPERTY TYPE	LOCATION
Mid Terraced House	Yatton
BEDROOMS	RECEPTION ROOMS
2	2
BATHROOMS	WARMTH
1	Gas Central Heating
PARKING	OUTSIDE SPACE
Driveway	Rear Garden
EPC RATING	COUNCIL TAX BAND
D	B





Mid terraced house
Two bedroom accommodation
Holding Deposit - £253.84
Security Deposit - £1,269.23
EPC Rating - C
Council Tax Rating - B

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.







Utilities

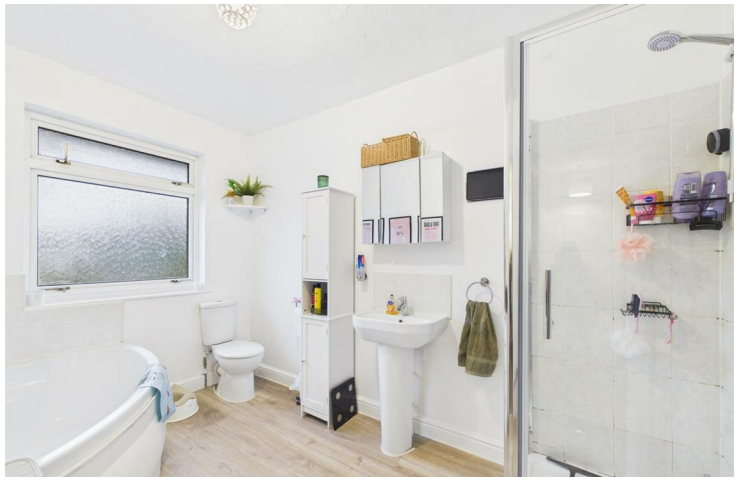
Mains water and drainage, mains electric supply, gas central heating. This information has been provided by the Landlord and is correct to the best of our knowledge.

Broadband

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires.

Mobile phone coverage

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



Entrance hallway leading into the living room
Separate dining room
Enclosed rear garden with patio area and lawn
Rear door providing access to the garden
Private driveway with parking for up to two vehicles

Available From

This property is available to move into from approximately the 1st December 2026



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Approximate total area(1)

642 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.