



FIRST FLOOR 2 BEDROOM FLAT

- DEPOSIT: £835
- LIVING ROOM & KITCHEN AREA
- TWO BEDROOMS
- BATHROOM
- GAS CH & DBL GLZ
- CARPORT

7, Customs Warehouse, Huntspill Road, HIGHBRIDGE, Somerset, TA9 3BL

FIRST FLOOR 2 BEDROOM FLAT WITH GAS CENTRAL HEATING & DOUBLE GLAZING

DEPOSIT:

£835 payable prior to occupation.

ACCOMMODATION:

Entrance Hall, Living Room with Kitchen area, Two bedrooms, Bathroom with shower over bath, Double glazing, Gas Central Heating, Carport.

OUTGOINGS:

The tenants will be responsible for all outgoing.
Sedgemoor District Council Tax Band 'B' - £1750.37 - 2024/2025.

TENANCY:

Initially a six months Assured Shorthold Tenancy.

TENANT COSTS:

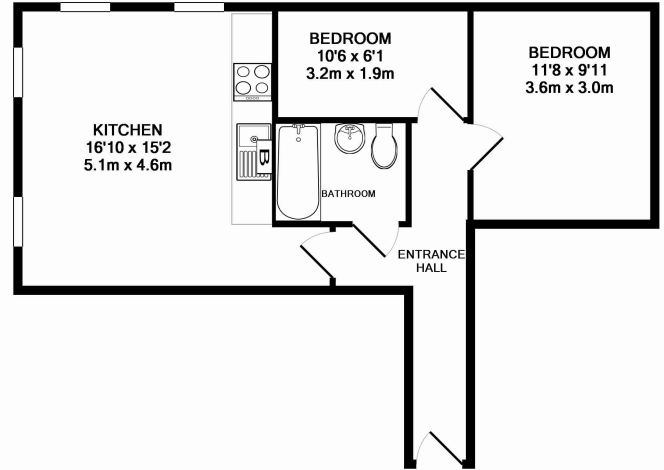
Please refer to our website for our Tenant Fee Schedule.
Holding Deposit (per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 days (or other Deadline for Agreement as mutually agreed in writing).

CONDITIONS:

Income of £22,000 or over required, non smokers & no sharers.

AVAILABILITY:

JULY 2024.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent.

For further information about the Consumer Protection from Unfair Trading Regulations 2008 see - <http://www.legislation.gov.uk/ukxi/2008/12277/contents/made>

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