



10 Maxwell Road, Locking, Weston-super-Mare, North Somerset BS24 7NZ

£1,200 PCM



2 Bedroom Semi-Detached House

- DEPOSIT £1380
- PRIVATE REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- 2 DOUBLE BEDROOMS
- 2 ALLOCATED PARKING SPACES
- NEW BUILD PROPERTY
- LARGE KITCHEN DINER
- SOLAR PANELS
- Holding Deposit £275



ABBOTT & FROST

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A NEW BUILD 2 BEDROOM SEMI-DETACHED HOUSE WITH PRIVATE GARDEN, GAS CENTRAL HEATING, 2 ALLOCATED PARKING SPACES AND THE BENEFIT OF SOLAR PANELS.

DEPOSIT: £1,380 Payable prior to occupation

ACCOMODATION: Superbly appointed accommodation briefly comprising Entrance Hall, Downstairs Cloakroom, Lounge with understairs cupboard, Kitchen/Diner with Double Doors to Private Rear Garden, Stairs & Landing, 2 Double Bedrooms (Rear with Built-in Wardrobe) and main Bathroom. The property has the advantage of Gas Central Heating, Double Glazing, 2 Allocated Parking Spaces and Solar Panels.

OUTGOINGS: The tenants will be responsible for all outgoings. Somerset District Council Tax Band: 'B' - £1,685.52 2024/25

TENANCY: Initially a six Months assured shorthold tenancy.

TENANCY COSTS: Please refer to our website for our Tenant Fee Structure. Holding Deposit (£275 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).

MATERIAL INFORMATION: The property has the benefit of Mains Electric, Gas, Water and Drainage - The property has the advantage of solar Panels on the roof.

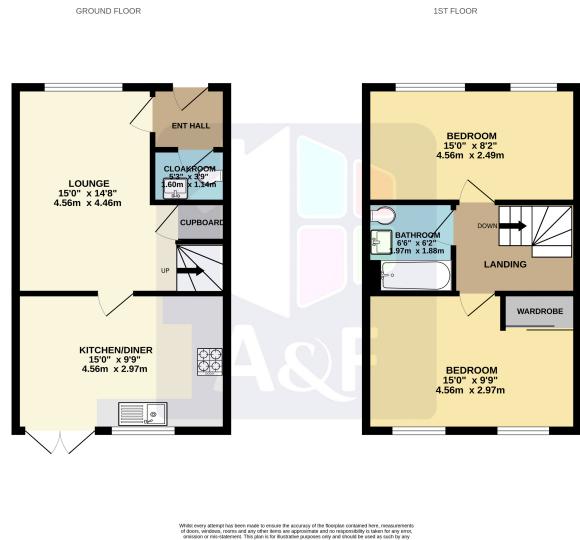
For an indication of specific speeds and supply or coverage in the area, we recommend potentially Interested Parties use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS: Income of over £36,000 per annum required. No smokers & No sharers.

AVAILABILITY - IMMEDIATELY



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate and no guarantee can be given as to their accuracy or relevance. This plan is for illustrative purposes only and should be used as such. No liability can be accepted by any party for any loss suffered as a result of the use of this plan. The floorplan is the copyright of Abbott & Frost and must not be reproduced without permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	93	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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/uksi/2008/12277/contents/made>

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