



31 Applewood Cottage, Main Road, Westhay, Glastonbury, Somerset BA6 9TN

£1,300 PCM



A newly redecorated and recarpeted 3 bedroom cottage 'To Let'

- Deposit £1500
- Newly Decorated and Recarpeted
- Character Features
- Holding Deposit £300
- Village Location
- Driveway Parking
- 3 Double Bedrooms
- Outside Store Room
- Oil CH & Dble Glz



ABBOTT & FROST

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A 3 Bedroom Cottage 'To Let' set within a peaceful and rural village setting with views of open farmland over the front and rear aspect

DEPOSIT:

£1500 Payable prior to occupation.

ACCOMMODATION:

The property has been subject to full redecoration and recarpeting throughout and benefits from characterful features such as wooden stained doors with barn style painted wrought iron furnishings. The accommodation briefly comprises Lounge with exposed ceiling beams, feature fireplace and sunken Oak mantlepiece. Kitchen with Oak worktops, "Astracast" belfast style enamel sink, integrated fridge/freezer (50/50) and space for washing machine. Rear Utility Room, 3 Double Bedrooms (larger bedroom with built in wardrobe) and Bathroom. Oil fired central heating, double glazing and Courtyard Garden with additional outside storage room at the Rear.

OUTGOINGS:

The tenant will be responsible for all outgoings. Mendip District Council Tax Band "C" 2025/26

TENANCY:

Initially a 6 months Assured Shorthold Tenancy

TENANT COSTS:

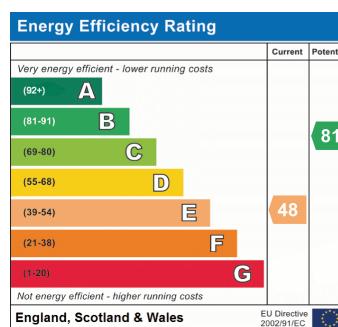
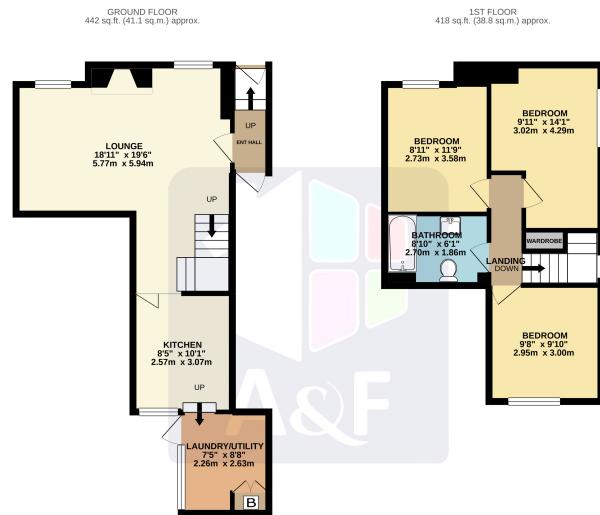
Please refer to our website for our tenancy fee structure Holding Deposit (£300 per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially 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 £39000 minimum required. No Smokers, No Sharers.

AVAILABILITY:

Immediately



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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