



96a Taunton Road, Bridgwater TA6 6BA

TO LET: £980



2 Bedroom Maisonette

- Deposit £1,130
- Kitchen with Oven & Hob
- Bathroom & Cloakroom
- 2 Double Bedrooms
- Dining Room & Lounge
- Newly decorated throughout
- Gas C/H & Dbl Glz



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DEPOSIT:

£1,130 Payable prior to occupation

ACCOMMODATION:

Entrance Hall & Bathroom on the ground floor. First Floor Master Bedroom with built-in wardrobe & Cloakroom. Kitchen with built-in Electric Cooker & Hob. Dining Room & Lounge. Bedroom 2 on Second Floor. Gas Central Heating & Double Glazing.

OUTGOINGS:

The Tenants will be responsible for all outgoing. Sedgemoor District Council, Tax Band: A £1,633.42 for 2025/26

TENANCY:

Initially a six months Assured Shorthold Tenancy

TENANT COSTS:

Please see our website for our Tenant Fee Schedule.

Holding Deposit (per Tenancy) - One week's rent (£266). This is to reserve a property. Please Note: This will be withheld is any relevant person (including any Guarantor(s)) withdrawn from the Tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their Tenancy Agreement (and/or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 Gas, Electric, Water and Drainage.

For an indication of specific speeds and supply or coverage in the area, we recommend interested parties use:-

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

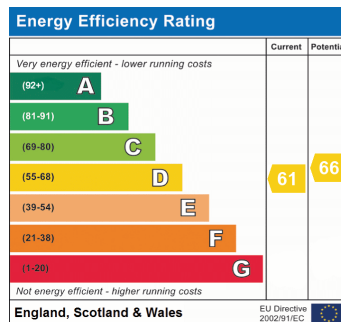
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS:

Income of £29,400 or over required. No Sharers. Non-Smokers.

AVAILABILITY:

December



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>

