



8 St Marks Court, Bridgewater, Somerset TA6 5SE

£925 PCM



2 Bedroom Terraced House (Editable Text)

- 2 DOUBLE BEDROOMS
- 2 PARKING SPACES

- GAS C/H & DBLE GLZ
- LOUNGE/DINER

- LOW MAINTENANCE GARDENS
- DEPOSIT £1065



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DEPOSIT:

£1090 Payable prior to occupation.

ACCOMMODATION:

The Accommodation throughout briefly comprises; Entrance Hall, Lounge, Kitchen, Stairs & Landing, 2 Bedrooms (larger with build in wardrobe, 2nd Bedroom with storage cupboard) and Bathroom. The property benefits from Double Glazing, Gas fired Central Heating, Gardens (Front & Back) with Shed in Rear Garden and Allocated parking spaces for 2 vehicles.

OUTGOINGS:

The tenants will be responsible for all outgoing. Somerset (Sedgemoor District) Council Tax Band 'A' £1,601.59 - 2024/25

TENANCY:

Initially a 6 months Assured Shorthold Tenancy.

TENANT COSTS:

Please refer to our website for our Tenant Fee Structure. Holding Deposit (£210 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 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:

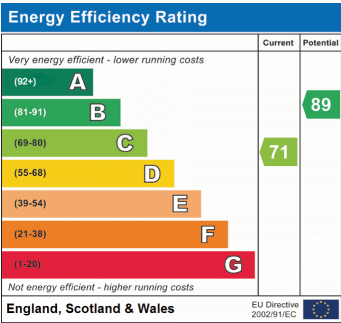
Income of £28,500 minimum required. No sharers and Non Smokers

AVAILABILITY:

END OF SEPTEMBER 2024



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property is shown as a guide only and does not constitute a guarantee. Made with Metagrip CC2024



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>