



A&F

LETTINGS

8 St Marks Court Bridgwater, SomersetTA6 5SE

£950 PCM



A 2 Bedroom Mid-Terraced House 'TO LET' with Front & Rear Gardens

- DEPOSIT £1090
- LOW MAINTENANCE GARDENS
- 2 DOUBLE BEDROOMS
- 2 PARKING SPACES
- GAS C/H & DBLE GLZ
- LOUNGE/DINER



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:

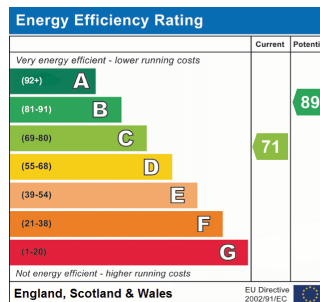
Income of £28,500 minimum required. No sharers and Non Smokers

AVAILABILITY:

END OF SEPTEMBER 2024



These plans should be taken with caution. The accuracy of the floor plan is not guaranteed. Measurements of floors, walls, doors and other parts are approximate and the responsibility is upon the user for any errors. The plan is for general guidance only and should not be used as a basis for any legal proceedings. The property is shown for illustrative purposes only and is not intended to be a guarantee of any kind. Please contact the agent for more information.



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>