



2 Bedroom first floor flat TO LET

- HOLDING DEPOSIT £180
- COMMUNAL GROUNDS
- PURPOSE BUILT BLOCK
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- CLOSE TO TOWN AMENITIES
- LOUNGE & KITCHEN
- OFF PEAKING STORAGE HEATING
- DEPOSIT £865

10 Charlotte Court Highbridge Quay, Highbridge, Somerset TA9 3TE

A SPACIOUS 2 BEDROOM 1ST FLOOR FLAT WITHIN THIS
PURPOSE BUILT BLOCK

DEPOSIT: £865 Payable prior to occupation

ACCOMODATION: The property accommodation briefly
comprises Entrance Hall, Living Room with arch through to
Kitchen, Bathroom and 2 Double Bedrooms. The property
benefits from Night Storage Heating, Double Glazing, communal
grounds and allocated parking space.

OUTGOINGS: The tenants will be responsible for all outgoing.
Somerset District Council Tax Band: 'A' - £1,633.42 2025/26

TENANCY: Initially a six Months assured shorthold tenancy.

TENANCY COSTS: Please refer to our website for our Tenant
Fee Structure. Holding Deposit (£180 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, Water and Drainage.

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

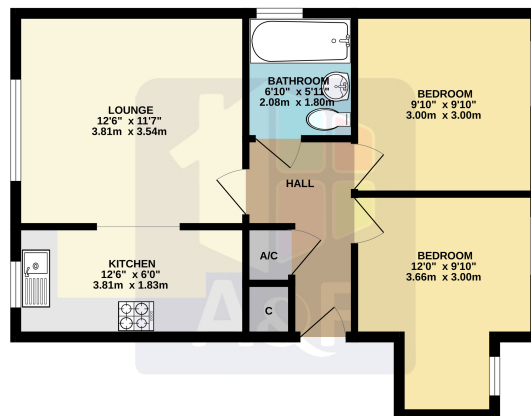
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

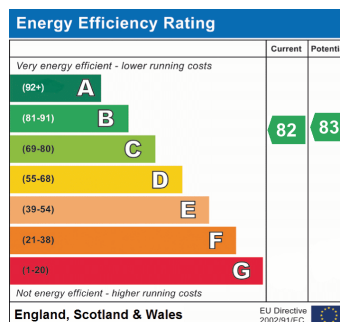
CONDITIONS: Income of over £24,000 per annum required. No
smokers & No sharers.

AVAILABILITY - JUNE 2025

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for guidance only and should be used as a guide only. The proprietor provides no guarantee. The accuracy, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time.



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>