



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

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 outgoings. 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:-

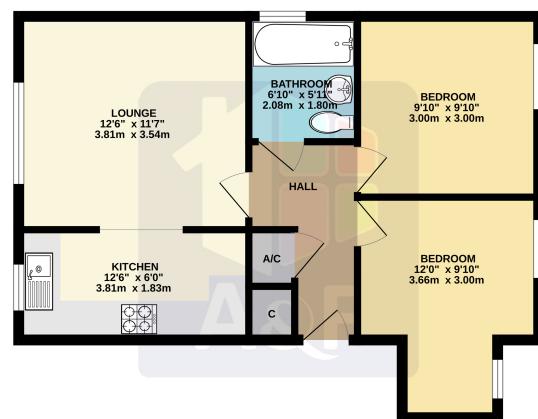
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<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



Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no warranty can be given for any errors or omissions. The floorplan is for illustrative purposes only and should not be relied upon as a substitute for professional advice. The services, systems and appliances shown have not been tested and no guarantee can be given for their condition. Measurements are approximate. ©2025. Made with MetrIx 2225.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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>