



Monmouth Farm Close, Pawlett, Bridgwater, Somerset TA6 4SP

£1,400 PCM



A Modernised 3 Bedroom Detached Bungalow occupying a favoured corner position

- Deposit £1610
- Dble Glz & LPG fired Heating
- Garage
- Holding Deposit £320
- Large Living Room
- En-suite & Built-in Wardrobes
- 3 Double Bedrooms
- South Facing Rear Garden
- Front Garden & Driveway



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Monmouth Farm Close, Pawlett, Bridgwater, Somerset TA6 4SP

A 3 Bedroom detached bungalow situated in a corner plot at the end of a quiet cul-de-sac in the rural village of Pawlett.

DEPOSIT: £1,600 Payable prior to occupation

ACCOMMODATION: Entrance Hall, Living Room/Dining Room, newly fitted Kitchen, 3 Double Bedrooms (2 with built in wardrobes and 1 with En-suite shower room), Bathroom, Front Garden and private South facing Rear Garden, Garage and LPG fired Central Heating.

OUTGOINGS: The tenants will be responsible for all outgoing. Somerset District Council Tax Band: 'E' - £2,819.52 2025/2026

TENANCY: Initially a six Months assured shorthold tenancy.

TENANCY COSTS: Please refer to our website for our Tenant Fee Structure. Holding Deposit (£320 - 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 whilst the LPG fired boiler is supplied by LPG tank in the Garden.

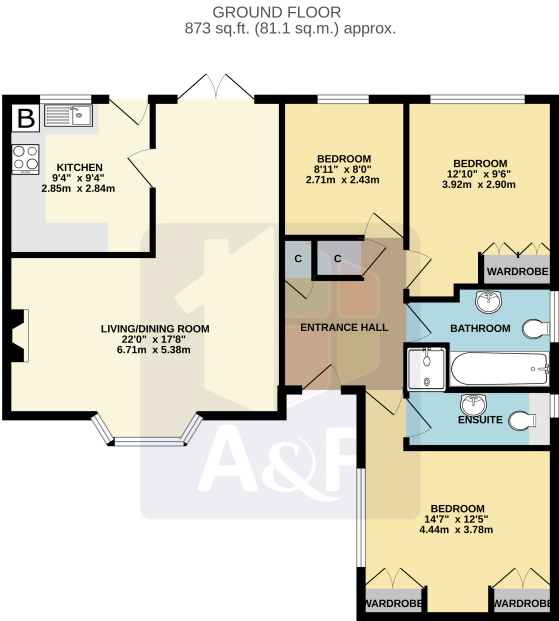
For an indication of specific speeds and supply or coverage in the area, we recommend potential Buyers use:-

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

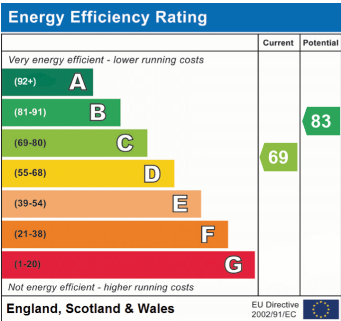
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS: Income of over £42,000 per annum required. No smokers & No sharers.

AVAILABILITY: - Mid/End November



TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.
Official energy ratings have been made to assist in the accuracy of the figures provided. These measurements of doors, windows, chimneys and any other details are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for guidance purposes only and should not be used for any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee is given for their availability or efficiency at the time of writing.
Made with ePlans 12/23



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>