



### 3 Bedroom Town House (Editable Text)

- 3 Storey Townhouse
- Built in Oven & Hob
- Garage
- 3/4 Bedrooms
- Gas Central Heating & Double glazing

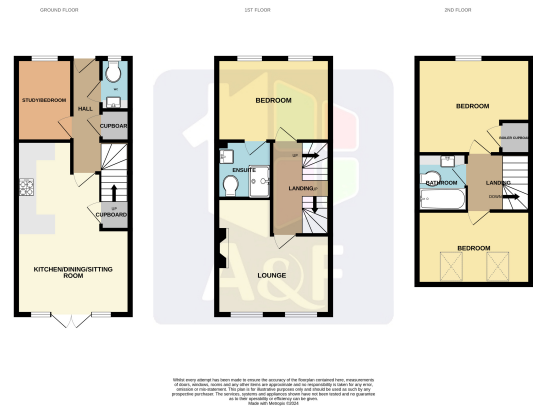
# 8 Somerset Way, Highbridge, Somerset, TA9 4AT

## DEPOSIT:

£1,320 Payable prior to occupation

## ACCOMMODATION:

Entrance Hall, Kitchen/Dining/Sitting Room, Study/Bedroom, Downstairs W.C, Stairs to 1st Landing, Master bedroom with En-suite, Lounge, Stairs to 2nd Landing, 2 further Double Bedrooms and main Bathroom. Rear Garden, Garage Gas C/H & Dble Glz



## OUTGOINGS:

The tenants will be responsible for all outgoing. Somerset District Council (Sedgemoor) Tax Band 'C' £2,000.42 - 2024/25

## TENANCY:

Initially a six months assured shorthold tenancy.

## TENANT COSTS:

Please refer to our website for our tenant fee schedule. Holding Deposit (£260 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).

## CONDITIONS:

Income of £34,500 or over required. No Sharers, No Smokers, No Pets

## AVAILABILITY:

Immediately

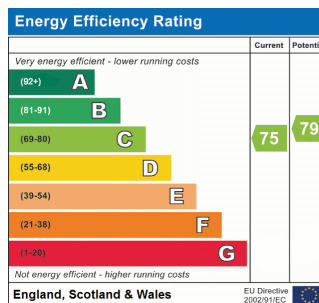
**Material Information**

**Utilities Services:**  
Mains Water, Gas, Electricity & Drainage are Connected

**Flood Risk:**  
<https://flood-map-for-planning.service.gov.uk/>

**Broadband & Mobile Signal:**  
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>

**Planning Applications:**  
[https://sdc.somerset.gov.uk/planning\\_online](https://sdc.somerset.gov.uk/planning_online)



**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>

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