



### 3 BEDROOM COTTAGE

- Deposit £1260
- 3 Bedrooms & Utility room
- Lounge & Kitchen
- Oil Central Heating
- Double Glazing
- Courtyard garden

# Applewood Cottage, 31 Main Road, Westhay, Somerset, BA6 9TN

A 3 Bedroom Cottage 'To Let'

## DEPOSIT:

£1260 Payable prior to occupation.

## ACCOMMODATION:

wooden stained doors with barn style painted wrought iron furnishings. Lounge with ceiling beams, feature fireplace and sunken Oak mantelpiece. Kitchen with Oak worktops, "Astracast" belfast style enamel sink, integrated fridge/freezer (50/50) and space for washing machine. Rear Utility Room, 3 Double Bedrooms (larger bedroom with built in wardrobe) and Bathroom. Oil fired central heating, double glazing and Courtyard Garden at the Rear.

## OUTGOINGS:

The tenant will be responsible for all outgoing. Mendip District Council Tax Band "C" £2,146.33 - 2024/25

## TENANCY:

Initially a 6 months Assured Shorthold Tenancy

## TEANT COSTS:

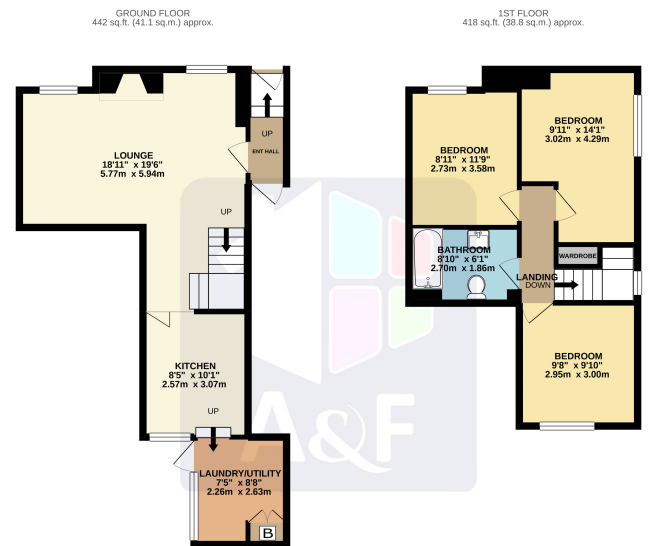
Please refer to our website for our tenancy fee structure Holding Deposit (£250 per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially 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:

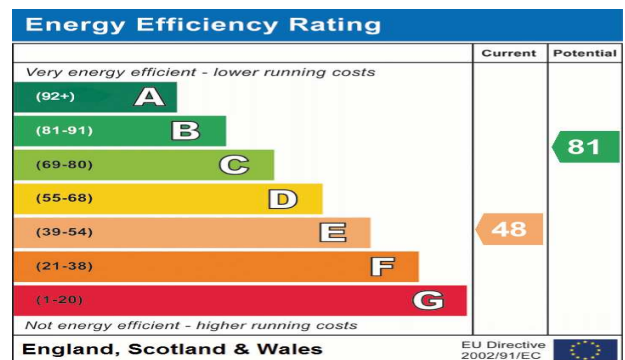
Income of £33000 minimum required. No Smokers, No Sharers.

## AVAILABILITY:

JULY 2024



TOTAL FLOOR AREA: 860 sq ft. (79.9 sq m.) approx.  
 While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and not intended to be used for any legal purposes or in any contract. The plan is for illustrative purposes only and should be used as a guide only. Measurements are given in feet and inches and rounded up to the nearest whole number.  
 Made with Metron 1002



Address: 31 Main Road, Westhay, Somerset, BA6

### 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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