



3 Bedroom Semi-Detached House with gardens & parking

- PARKING
- DEPOSIT £1380
- 3 BEDROOMS
- GAS CENTRAL HEATING

DEPOSIT - £1380.00 Payable prior to occupation

ACCOMMODATION - Entrance door into lounge, Modern Kitchen/diner with space for fridge/freezer, Three bedrooms, New Bathroom with over bath shower, Gas central heating, Driveway, parking, South facing corner plot garden. Recently refurbished & New carpets.

OUTGOINGS - The tenants will be responsible for all outgoing. Sedgemoor District Council Tax Band 'B' - £1414.06 2023/2024.

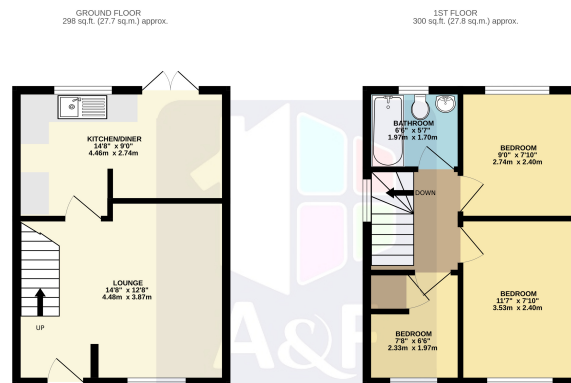
TENANCY - Initially a six months Assured Shorthold Tenancy

TENANT COSTS - Please refer to our website for our tenant fee schedule. Holding Deposit (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).

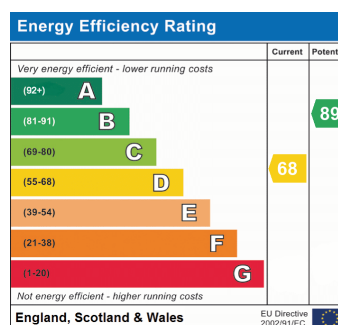
CONDITIONS - Income of £36,000 or over required, non smokers and no sharers.

AVAILABILITY - IMMEDIATELY

DIRECTIONS - From Bath Road turn into Bower Manor then taking 3rd right into Poplar Road, 1st right into Westwood Road then 1st left into Linley Close



TOTAL FLOOR AREA: 597 sq.ft. (55.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements will differ on-site and the agent does not accept any responsibility for any error, omission or mis-statement. This plan is for guidance only and should be used in conjunction with any professional valuer. The agency, agents and developers do not have any liability in respect of any guarantee as to the quality or condition of any plan.
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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/ukxi/2008/12277/contents/made>