



Flat 2a Drove Road Weston Super Mare, North Somerset BS23 3NX

TO LET: £825 PCM



1 Bedroom Semi-Detached House with Gated Parking

- DEPOSIT £950
- LARGE LOUNGE/DINER
- PRIVATE SETTING
- HOLDING DEPOSIT £190
- SPACIOUS DOUBLE BEDROOM
- OFF PEAK HEATING
- MODERN ACCOMMODATION



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A 1 Bedroom Semi-Detached House in a set back position

DEPOSIT:

£950 Payable prior to occupation

ACCOMMODATION:

The property is set back from the road in a private gated area and the accommodation briefly comprises; Very spacious Lounge/Diner, Kitchen, Stairs to FF Landing, Large Double Bedroom and Bathroom with Shower over Bath. The property benefits from Off Peak Electric Heating & Double Glazing. Please note that this property is not being offered with a parking space.

OUTGOINGS:

The Tenants will be responsible for all outgoing. North Somerset District Council Tax Band: B £1,820.39 - 2025/26

TENANCY:

Initially a six months assured shorthold tenancy.

TENANT COSTS:

Please refer to our website for our tenant fee schedule. Holding Deposit (£190 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 interested parties use:-

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

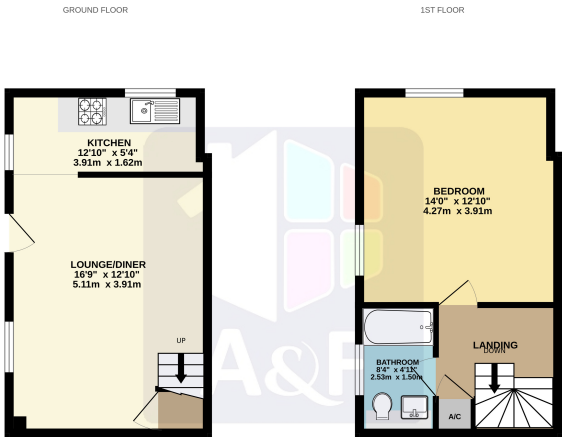
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS:

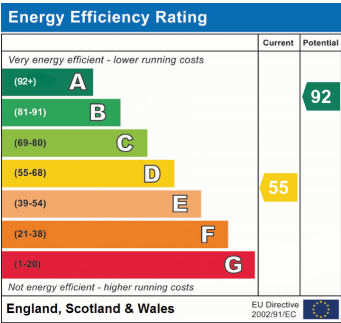
Income of £24,750 or over required. No Sharers, No Smokers, No Pets

AVAILABILITY:

Late November



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should not be used as a basis for any property purchase. The property is shown with the effect of a new design and layout. Please note that the floorplan is not to scale. Made with Hologram 2022 - 1.0.1



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>