

TO LET

£1,100 pcm



28 Cunningham Court, Taunton, Somerset, TA1 1AR

£1,100 pcm

- Well Presented Two Bedroom Apartment
- Bathroom and Ensuite Shower Room
- Spacious Open Plan Lounge/Diner
- Popular 'Firepool' Location
- Allocated Parking Space
- Ground Floor
- Available from the 19th of July
- Unfurnished



PROPERTY DESCRIPTION

Newton King are delighted to offer to the rental market this immaculately presented two bedroom apartment in the prestigious Firepool development, which is a stones throw away from the Train Station and close proximity to the Town Centre.

This modern apartment comprises: Entrance hall, storage/utility cupboard, bedroom one with en-suite shower room, bedroom two, bathroom with shower over bath, spacious open-plan lounge/diner. The apartment also has access to an allocated parking space, separate bin store, bicycle store.

The property is offered on an unfurnished basis, from the 19th of July. Please call Newton King to arrange an accompanied viewing between the hours of 9am and 6pm.

Council Tax Band B, EPC Rating B.

Please note:

To secure the property a Holding deposit equal to a weeks rent is payable which is refunded on move in.

Damages deposit is equal to 5 weeks rent.

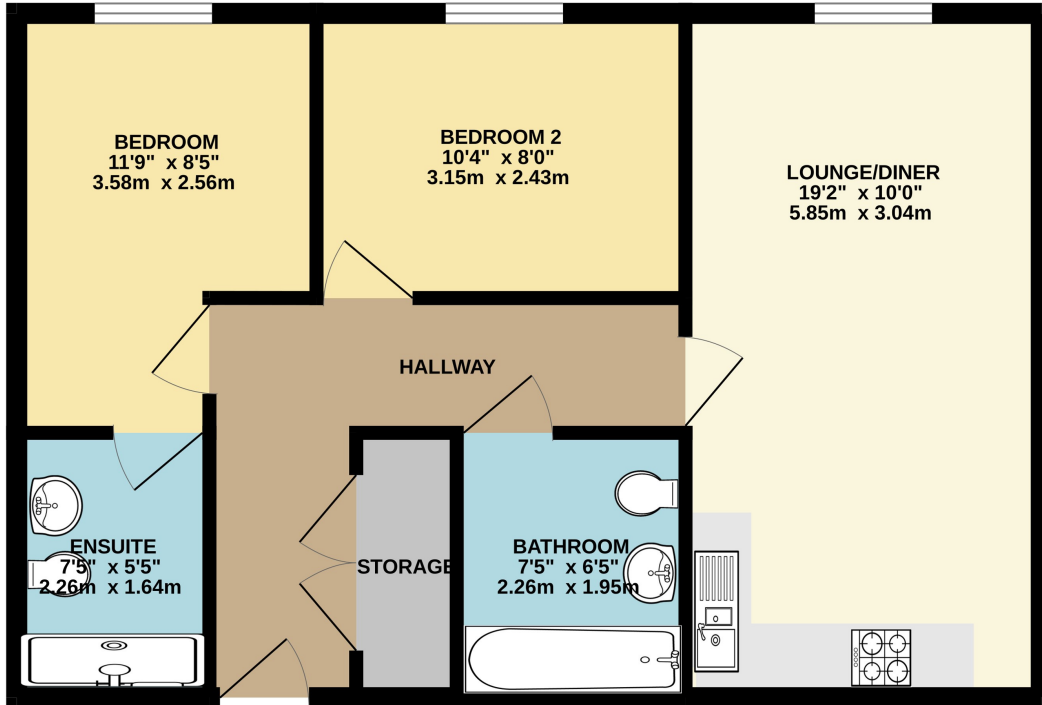
Should you need to change the Agreement during the Tenancy there is an admin charge of £50.

Newton King are members of The Property Ombudsman and Client Money Protect.





GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	