



A 3 Bedroom Detached Bungalow 'To Let' in a select cul-de-sac location

- DEPOSIT £1,500
- GARDENER INCLUDED WITHIN RENT
- GAS CENTRAL HEATING
- HOLDING DEPOSIT £300
- DRIVEWAY AND GARAGE
- OPEN PLAN LOUNGE & KITCHEN
- 3 BEDROOMS
- FRONT & REAR GARDENS
- REDECORATED & RECARPETED

Willow End 12 The Worthings, Lympsham, Weston Super Mare BS24 0DJ

DEPOSIT: £1,500 Payable prior to occupation

ACCOMMODATION: The property has been subject to redecoration, recarpeting throughout and the accommodation briefly comprises; Entrance Hall, Lounge, Dining Room, Kitchen, 2 Double Bedrooms, 1 Single Bedroom and Bathroom. To the side of the property, there is a covered lean-to which attaches to the Garage. Front & Rear Gardens (Gardener included within the rent), Gas Central Heating & Double Glazing.

OUTGOINGS: The Tenants will be responsible for all outgoings. Somerset (Sedgemoor District) Council Tax Band: 'D' - £2349.76 - 2025/26

TENANCY: Initially a six months Assured Shorthold Tenancy

TENANT FEE SCHEDULE: Please see our website for our fee schedule. Holding Deposit (£300 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:

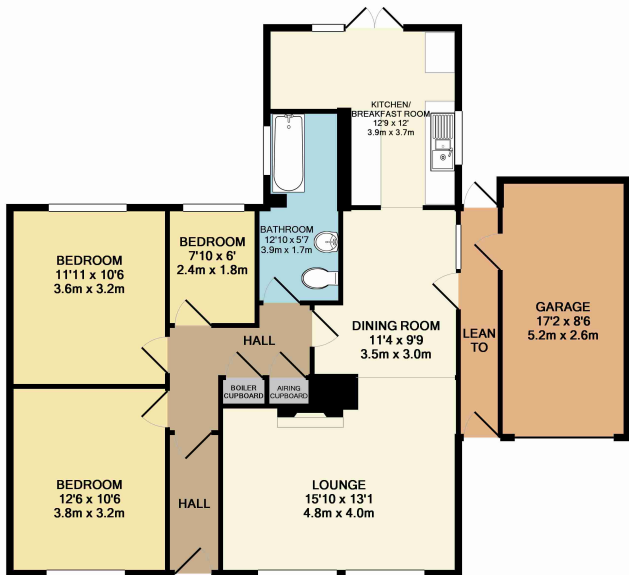
The property has the benefit of Mains Gas, Electric, Water and Drainage.

For an indication of specific speeds and supply or coverage in the area, we recommend interested parties use:-

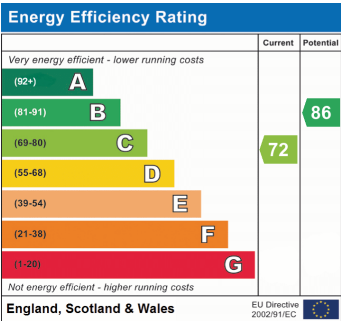
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS: Income of £39,000 or over required, Non smokers & No sharers

AVAILABILITY: End of September 2025



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metroplan 9/2016



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>