



A 2 Bedroom End of Terrace House 'To Let' in a sought after cul-de-sac

- Deposit £1130
- Gas Central Heating
- 2 Bedrooms
- Front & Rear Gardens
- Garage & Driveway
- Council Tax Band B

DEPOSIT: £1130 payable prior to occupation.

ACCOMMODATION: Briefly comprising Entrance Hall, Lounge, Kitchen/Breakfast Room, Landing, 2 Bedrooms & Bathroom with mains shower over bath. Gas Central Heating & Double Glazing. Garage with driveway parking in front, front garden laid to gravel & rear garden has patio, mainly laid to lawn with some shrubs to the rear.

OUTGOINGS: The Tenants will be responsible for all outgoing. Sedgemoor District Council. Council Tax Band: 'B' - £1905.64 - 2025/26

TENANCY: Initially a six months Assured Shorthold Tenancy.

TENANT COSTS: Please refer to our website for our Tenant Fee Structure. Holding Deposit (£220 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, Electricity, Water and Drainage.

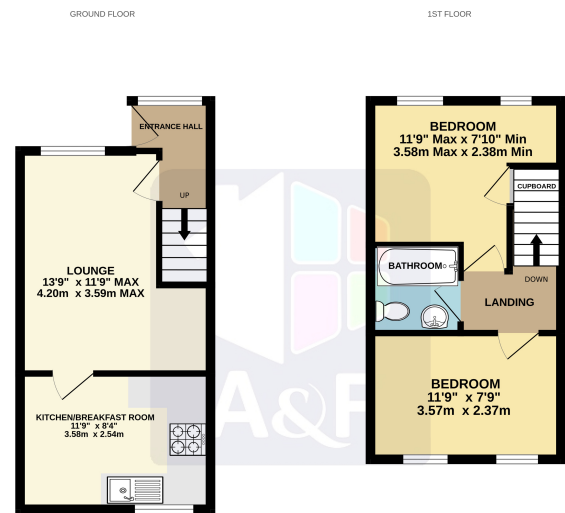
For an indication of specific speeds and supply or coverage in the area, we recommend interested parties use:-

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

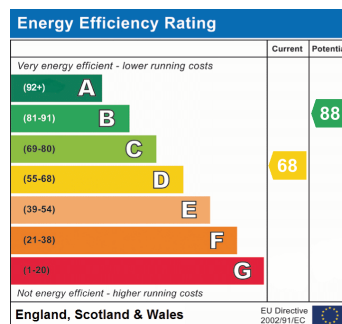
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS: Income of £29,400 or over required, non smokers, & no sharers.

AVAILABILITY: Immediately



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, meters and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should not be used as a basis for any property purchase. The accuracy of the measurements shown here is not guaranteed. Made with Mapbox (2020)



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>