



3 Bedroom first floor flat with parking.

- First Floor Flat
- Own Entrance to Rear
- 3 Bedrooms
- One Parking Space to Rear
- Central Location
- Deposit £1030

A FIRST FLOOR 3 BEDROOM FLAT WITH PARKING,
GAS C/H & DBLE GLZ

DEPOSIT: £980 Payable prior to occupation

ACCOMMODATION: Entrance Hall to 1st Floor,
Landing, Lounge/Kitchen, Master Bedroom, 2 further
Bedrooms, Bathroom, Outside balcony area with steps
down to Parking Area. Gas Fired Central Heating & Double
Glazing

OUTGOINGS: Somerset Council Tax Band - A -
£1,500.31 - 2024/25

TENANCY: Initially a 6 months Assured Shorthold
Tenancy.

TENANT COSTS: Please refer to our website for our
tenant fee schedule. Holding Deposit (per tenancy) £200 -
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.

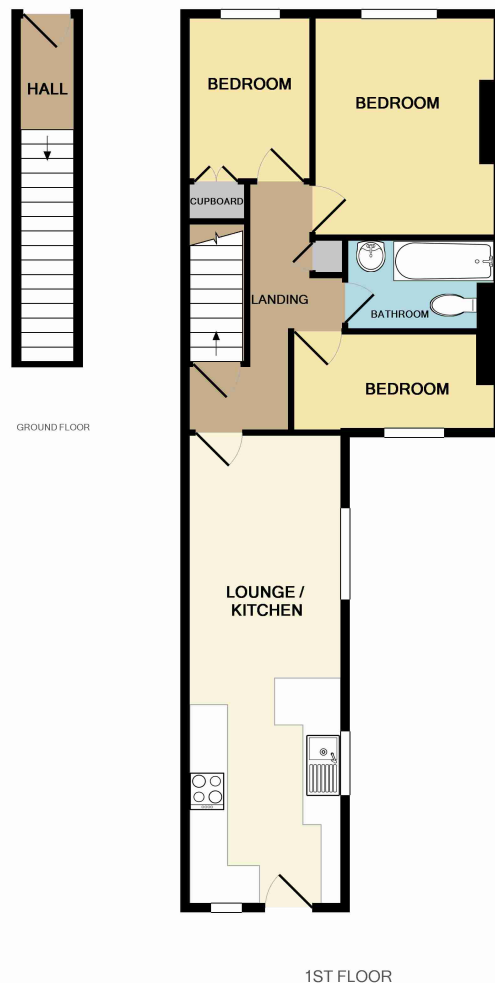
For an indication of specific speeds and supply or coverage
in the area, we recommend interested parties use:-

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

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

CONDITIONS: Income of over £27,000 required, non
smokers, no sharers

AVAILABILITY: December 2024



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.
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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/uksi/2008/12277/contents/made>