



A Purpose Built 2 Bedroom Coach House 'To Let'

- Deposit £1015
- En-suite Shower Room
- Electric Off Peak Heating
- Holding Deposit £200
- Carport Parking
- Double Glazing
- 2 Bedrooms
- Spacious Lounge Diner
- Immediate Availability

30 Somerset Way Highbridge, Somerset TA9 4AT

DEPOSIT:

£1015 Payable prior to occupation.

ACCOMMODATION:

The property occupies a spacious area on the side of the block without flats above, itself being above the carports and briefly comprises; Entrance/Reception Hall with built in Storage cupboard, Kitchen, Spacious Lounge Diner, Bathroom and 2 Bedrooms (larger with En-suite Shower Room). The property benefits from Double Glazing, Electric Off Peak Heating, Communal outside space and Carport parking space.

OUTGOINGS:

The tenants will be responsible for all outgoing. Somerset (Sedgemoor District) Council Tax Band 'A' £1,633.42 - 2025/26

TENANCY:

Initially a 6 months Assured Shorthold Tenancy.

TENANT COSTS:

Please refer to our website for our Tenant Fee Structure. Holding Deposit (£200 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>

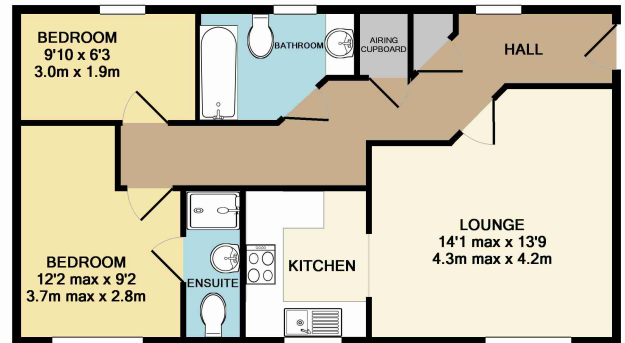
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS:

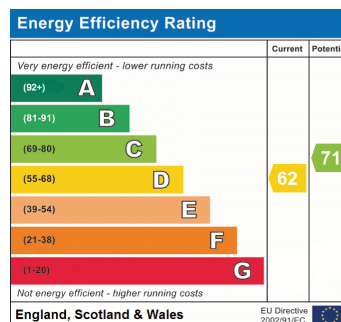
Income of £26,400 minimum required. No sharers and Non Smokers

AVAILABILITY:

Immeidately



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>