

TO LET

£500 pcm



12b Church Street, Highbridge, SomersetTA9 3AF

- 1 Bedroom
- Deposit £525
- 2nd Floor
- Open Plan
- Shower Room



A & F Property Group
18, College Street, Burnham-on-Sea, TA8 1AE

01278 782266
residential@aandfproperty.co.uk



PROPERTY DESCRIPTION

DEPOSIT: £575.00 payable prior to occupation

ACCOMMODATION: Communal entrance, Entrance door & stairs to flat, Living room incorporating kitchen, archway through to bedroom with shower room, Double glazed & electric heating.

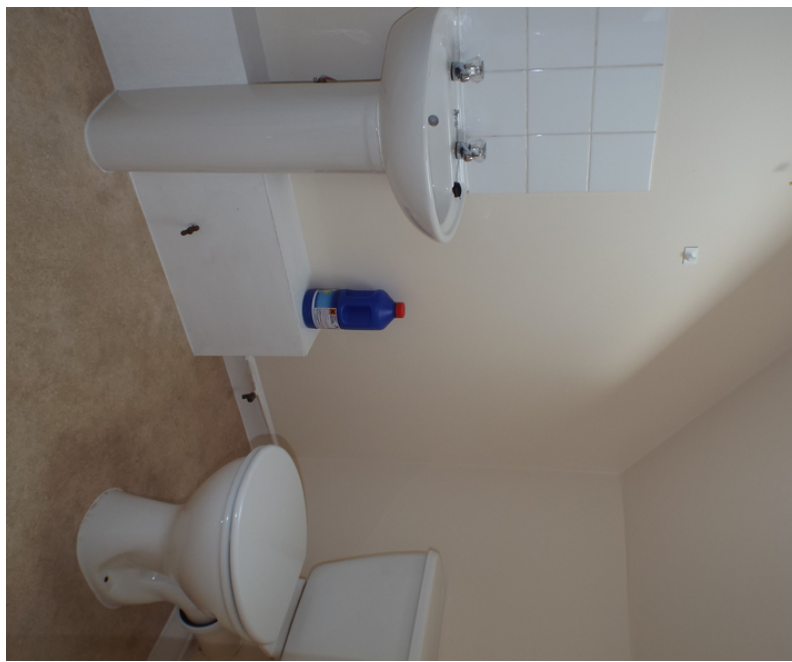
OUTGOINGS: The tenants will be responsible for all outgoings. Sedgemoor District Council Tax Band 'A' - 1416.76

TENANCY: Initially a six months Assured Shorthold Tenancy

TENANT COSTS: Holding Deposit (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).

CONDITIONS: Income of £15,000 or over required, Non smokers, Strictly no Pets & No sharers.

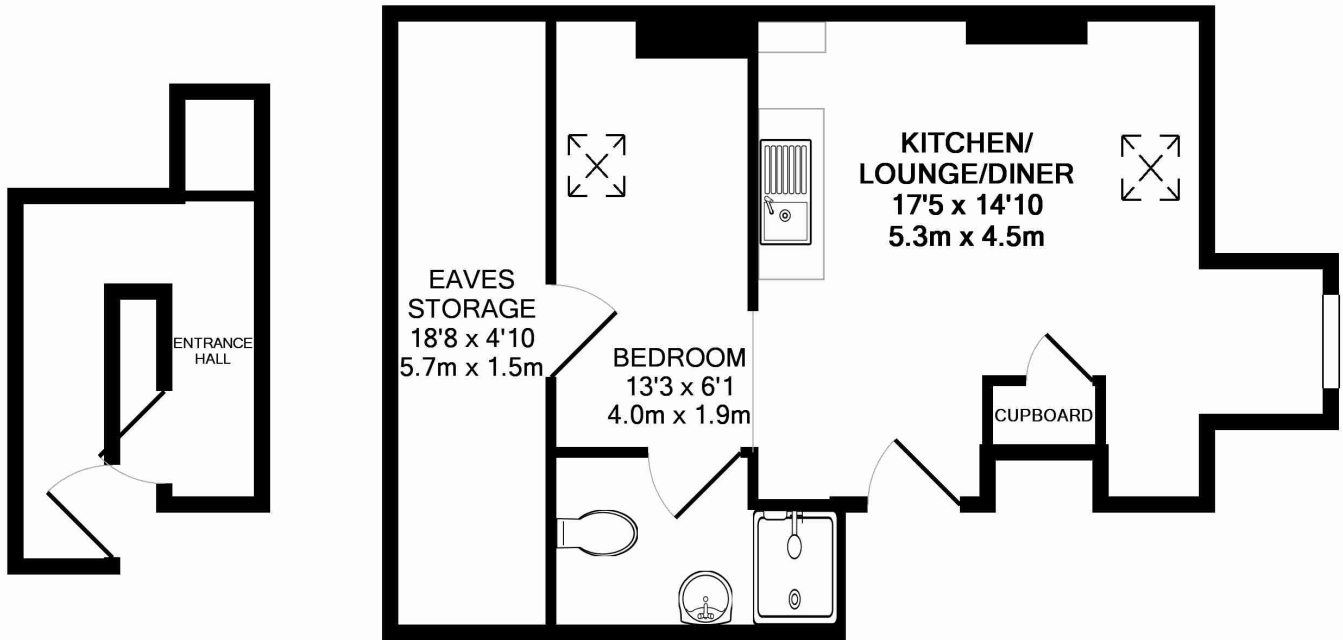
AVAILABILITY: IMMEDIATELY.




ROOM DESCRIPTIONS



FLOORPLAN & EPC



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(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 	

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