



A 2 BEDROOM NEWLY DECORATED & CARPETED MASIONETTE

- DEPOSIT £1090
- 2 DOUBLE BEDROOMS
- ALLOCATED PARKING

74 Griffen Close, Bridgwater, Somerset, TA6 3US

DEPOSIT:

£1090 Payable prior to occupation.

ACCOMMODATION:

Newly decorated and carpeted throughout, the accommodation briefly comprises; Lounge, Kitchen with modern units including built in oven & hob, Bathroom, Two bedrooms, UPVC Double Glazing, Allocated Parking Space

OUTGOINGS:

The tenants will be responsible for all outgoing.
Sedgemoor District Council Tax Band 'B' - 2024/25 -
£1868.53

TENANCY:

Initially a six month Assured Shorthold Tenancy.

TENANT COSTS:

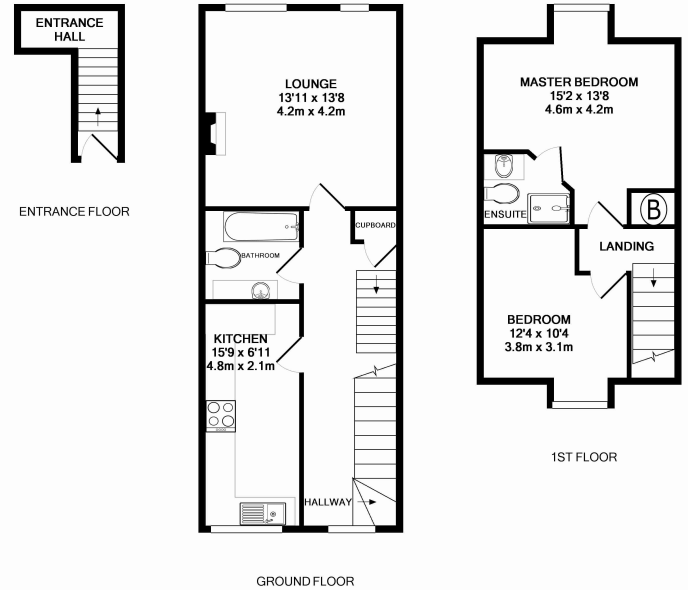
Please refer to our website for our Tenant Fee Schedule.
Holding Deposit (£210 per tenancy) - One weeks rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially 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 £28,500 or over required. The property is available to working applicants only, Non smokers, No pets, No Sharers

AVAILABILITY

Early August 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(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	

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>

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