



Renovated 2 Bedroom 'Back to back' House to rent

- Deposit £1200
- Large Front Garden
- Newly Decorated
- Holding Deposit £240
- New Kitchen with built in oven & hob
- Gas central heating
- Parking
- New carpets throughout
- Bathroom with shower over bath

41 Poplar Road Bridgwater, Somerset TA6 4UH

DEPOSIT: £1,200 Payable prior to occupation.

ACCOMMODATION: Entrance Hall, Kitchen with built in electric oven & hob, open plan lounge with stairs rising to the first floor, master bedroom with built in wardrobe, second bedroom & bathroom with shower over bath. Open plan front garden garden with patio area & parking. Gas central heating, & double glazing.

OUTGOINGS: The tenants will be responsible for all outgoing. Somerset (Sedgemoor District) Council Tax Band 'A' £1777.71 - 2025/26

TENANCY: Initially a 6 months Assured Shorthold Tenancy.

TENANT COSTS: Please refer to our website for our Tenant Fee Structure. Holding Deposit (£240 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, Electric, Water and Drainage. For an indication of specific speeds and supply or coverage in the area, we recommend interested parties use:-

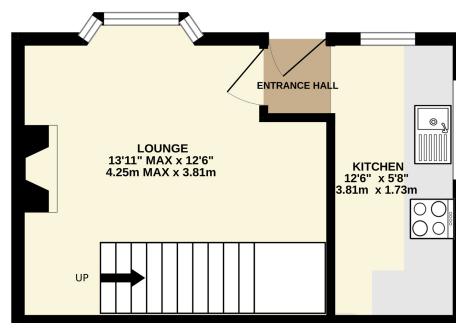
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

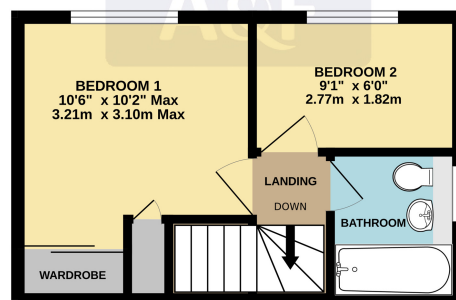
CONDITIONS: Income of £31,500 minimum required. No sharers and Non Smokers

AVAILABILITY: IMMEDIATELY

GROUND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



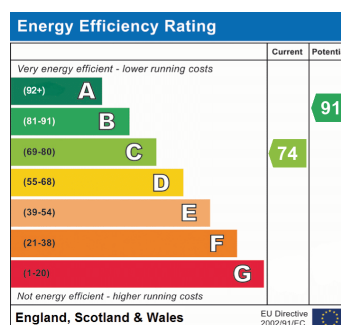
1ST FLOOR
243 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (44.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, inlets 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>