



A 3 BEDROOM DETACHED BUNGALOW IN A RURAL VILLAGE LOCATION.

- Deposit £1265
- Off Peak Heating & Dbl Glz
- 3 Bedrooms & Bathroom
- Lounge, Kitchen & Utility
- Front & Rear Gardens
- Garage & Driveway

Fylands, Sedgemoor Road, Woolavington, Somerset, TA7 8HN

DEPOSIT

£1,265 payable prior to occupation.

ACCOMMODATION

Entrance Hall, Lounge with sliding door to the rear garden, Kitchen with 4 storage cupboards, Utility Room, 3 Bedrooms & Bathroom. Electric Off Peak Heating & Double Glazing. Front, Rear & Side Gardens, Garage and Driveway Parking for upto 2 vehicles.

OUTGOINGS

The Tenants will be responsible for all outgoing. Sedgemoor District Council. Council Tax Band: 'C' £1931.19 - 2024/2025.

TENANCY

Initially a six month Assured Shorthold Tenancy.

TENANT COSTS

Please refer to our Website for our Tenant Fee Schedule. Holding Deposit (£250 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 £33,000 or over required. The property is available to working applicants, non smokers & no sharers.

SERVICES

Mains Water & Electricity are connected whilst the drainage is served by a septic tank system.

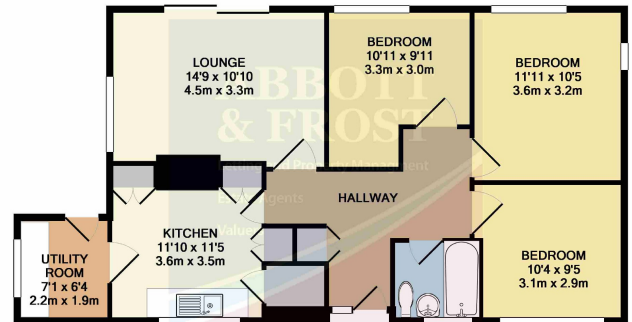
For an indication of specific speeds and supply or coverage in the area, we recommend interested parties use:-

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

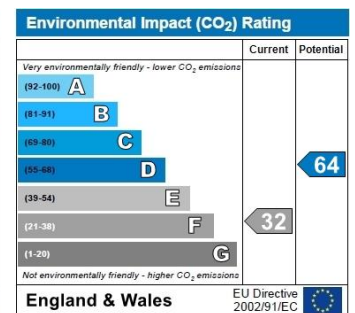
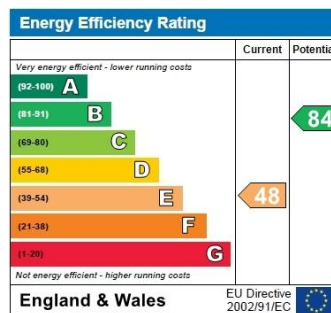
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

AVAILABILITY

IMMEDIATELY.



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>