



A 4 Bedroom Detached House in a delightful Rural Village setting

- DEPOSIT £1900
- LIVING ROOM & CONSERVATORY
- 3 CAR DRIVEWAY
- 4 DOUBLE BEDROOMS
- OIL FIRED CENTRAL HEATING
- GARAGE
- KITCHEN & UTILITY
- PRIVATE DRAINAGE SYSTEM
- ENSUITE SHOWER ROOM

Elmhurst, Back Lane, Chapel Allerton, Axbridge, Somerset BS26 2PG

DEPOSIT:

£1900 Payable prior to occupation.

ACCOMMODATION:

The spacious and well appointed accommodation has been subject to redecoration work throughout and briefly comprises; Entrance Vestibule, Reception Hall, Living Room with Multifuel burner, Study, Dining Room/GF Bedroom, Kitchen with built in cooker and dishwasher, Utility Room, Downstairs W.C, Stairs to Landing. The 1st Floor comprises; 4 Double Bedrooms (Master with En-suite Shower Room) and Main Bathroom. The property benefits from Double Glazing, Oil Fired Heating, Gardens to the Back and Side, Wood Shed in Rear Garden, Garage with Electric roller door and Allocated parking spaces for 2 possibly 3 vehicles.

OUTGOINGS:

The tenants will be responsible for all outgoing. Somerset (Sedgemoor District) Council Tax Band 'F' £3,102.56 - 2024/25

TENANCY:

Initially a 6 months Assured Shorthold Tenancy.

TENANT COSTS:

Please refer to our website for our Tenant Fee Structure. Holding Deposit (£380 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, Oil Fire Central Heating (Tank in Rear Garden) and a Septic Tank Private Drainage System. Details for Historic Supplier of Oil and contractors connected with emptying Septic Tank Drainage system for this property are available from this office if so needed by ingoing tenants.

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>

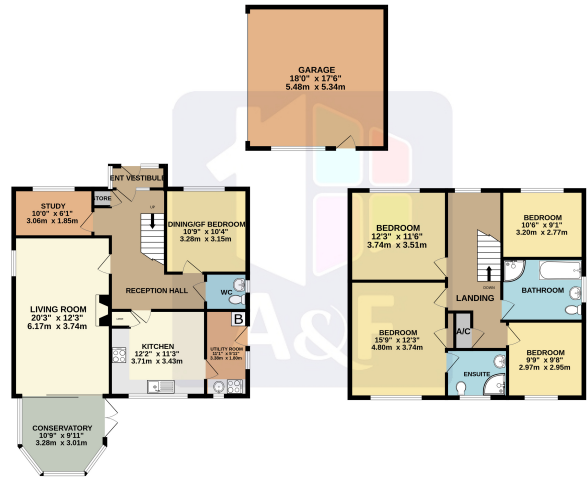
CONDITIONS:

Income of £49,500 minimum required. No sharers and Non Smokers

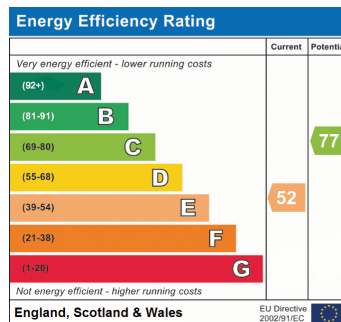
AVAILABILITY:

DECEMBER 2024

GROUND FLOOR 1209 sq.ft. (112.3 sq.m.) approx. 1ST FLOOR 783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 1991 sq.ft. (185.0 sq.m.) approx. While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance 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 quantity or efficiency can be given. Made with floorplan 12/2024



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>