



A 2nd Floor 1 Bedroom Purpose Built Retirement Flat

- Deposit £800
- Communal gardens
- Double Bedroom
- Newly fitted Kitchen
- Purpose built retirement flat
- Off Peak Electric Heating
- 24hr call system
- Communal parking
- Close to Town Amenities

DEPOSIT:

£800 Payable prior to occupation.

ACCOMMODATION:

The Accommodation briefly comprises; Entrance Hall with large built in Airing Cupboard, Newly fitted Kitchen, Lounge Diner, Bathroom and Double Bedroom with build in wardrobe. The property benefits from Double Glazing, Electric Off Peak Heating, Communal Gardens, Parking is available on a 1st Come, 1st Serve basis.

OUTGOINGS:

The tenants will be responsible for all outgoing. Somerset (Sedgemoor District) Council Tax Band 'A' £1,501.31 - 2024/25

TENANCY:

Initially a 6 months Assured Shorthold Tenancy.

TENANT COSTS:

Please refer to our website for our Tenant Fee Structure. Holding Deposit (£160 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 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>

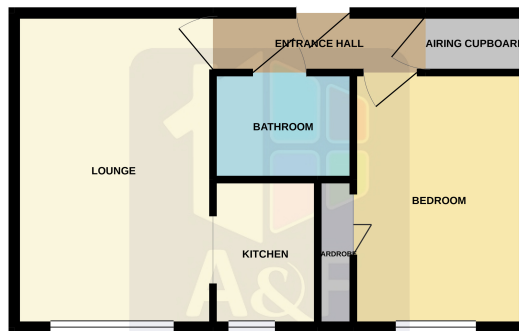
CONDITIONS:

Income of £21,000 minimum required. No sharers and Non Smokers. This property is subject to an age restriction meaning that at least one of the occupiers is required to be aged 60 or over.

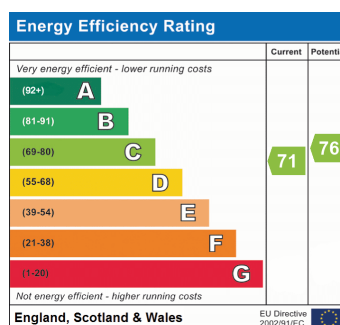
AVAILABILITY:

NOVEMBER 2024

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 429 sq ft. (39.9 sq m.) approx.
Special care should be taken to ensure the accuracy of all floor area measurements. Measurements of area, volume, volume and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and does not constitute any part of the contract. The services, contents and specifications shown here are based on the best available information and are not guaranteed. Made with Blueprints 2022.



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>