



Applewood Cottage 31 Main Road, Westhay, Glastonbury BA6 9TN

£1,300 PCM



Newly Redecorated and Carpeted - 3 Bedroom Cottage

- Deposit £1500
- Newly Decorated and Recarpeted
- Character Features
- Holding Deposit £300
- Village Location
- Driveway Parking
- 3 Double Bedrooms
- Outside Store Room
- Oil CH & Dble Glz



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Applewood Cottage 31 Main Road, Westhay, Glastonbury BA6 9TN

A 3 Bedroom Cottage 'To Let' set within a peaceful and rural village setting with views of open farmland over the front and rear aspect

DEPOSIT:

£1500 Payable prior to occupation.

ACCOMMODATION:

The property has been subject to full redecoration and recarpeting throughout and benefits from characterful features such as wooden stained doors with barn style painted wrought iron furnishings. The accommodation briefly comprises Lounge with exposed ceiling beams, feature fireplace and sunken Oak mantelpiece. Kitchen with Oak worktops, "Astracast" belfast style enamel sink, integrated fridge/freezer (50/50) and space for washing machine. Rear Utility Room, 3 Double Bedrooms (larger bedroom with built in wardrobe) and Bathroom. Oil fired central heating, double glazing and Courtyard Garden with additional outside storage room at the Rear.

OUTGOINGS:

The tenant will be responsible for all outgoing. Mendip District Council Tax Band "C" 2025/26

TENANCY:

Initially a 6 months Assured Shorthold Tenancy

TENANT COSTS:

Please refer to our website for our tenancy fee structure Holding Deposit (£300 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>

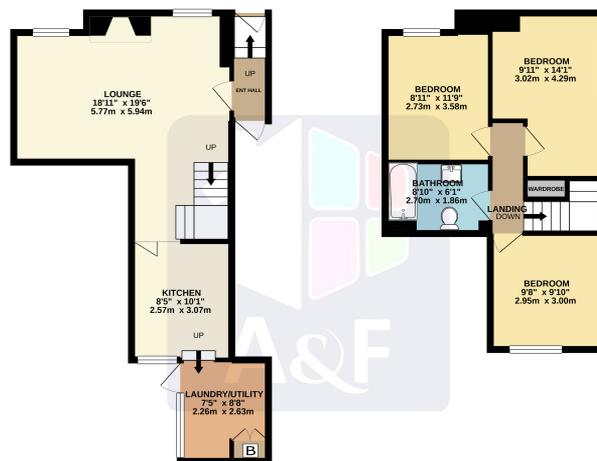
CONDITIONS:

Income of £39000 minimum required. No Smokers, No Sharers.

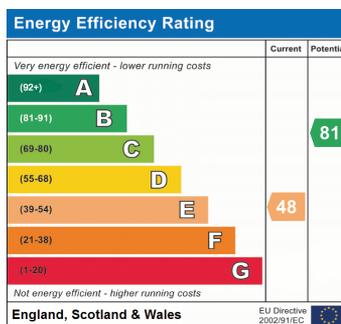
AVAILABILITY:

Immediately

GROUND FLOOR 442 sq ft. (41.1 sq.m.) approx. 1ST FLOOR 418 sq ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq ft. (79.9 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of all figures provided herein, measurements of area, volume, volume and any other facts are approximate and to responsibility is taken for any error, omission or mis-statement. The agent does not accept any liability for any loss or damage, including consequential loss, arising from reliance on the information provided herein. The information is provided for general information only and does not constitute an offer of any financial product. Please call 01274 222222.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

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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/2008/112277/contents/made>