



## A 2 Bedroom Barn Conversion \*Heating & Hot Water Included within Rent\*

- Deposit £1150
- 2 Double Bedrooms
- Rear Garden - Ready for Cultivation
- Holding Deposit £230
- Shower Room
- Parking Space
- Living Room and Kitchen
- Underfloor Heating
- Barn Conversion

\*\*\*\*HEATING & HOT WATER INCLUDED\*\*\*\*

2 BEDROOM BARN CONVERSION WITH UNDERFLOOR HEATING

DEPOSIT:

£1150 - Payable prior to occupation.

ACCOMMODATION:

The property briefly comprises; Entrance Hall, Lounge/Kitchen doors to patio area, 2 Bedrooms & Shower Room all with the benefit of Underfloor heating and Double Glazing. The Rear Garden is laid to Patio and low maintenance chippings with raised flower beds and a Parking space to the front of the property.

OUTGOINGS:

The tenants will be responsible for all outgoing. Sedgemoor District Council. Council Tax Band: 'A' - £1531.82 - 2025/2026.

TENANCY:

Initially a six months Assured Shorthold Tenancy.

TENANT COSTS:

Please refer to our website for our tenant fee schedule.

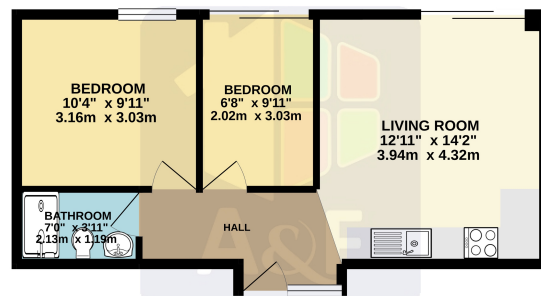
Holding Deposit (£230 per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 days (or other Deadline for Agreement as mutually agreed in writing).

CONDITIONS:

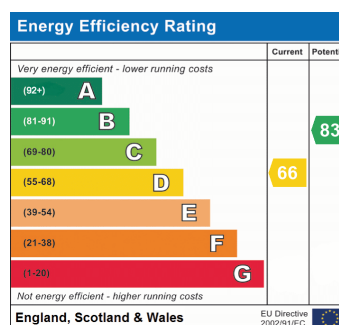
Income of £30,000 or over required, non smokers & no sharers.

AVAILABILITY:

Immediately



TOTAL FLOOR AREA: 433 sq. ft. (40.3 sq. m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements, representations or other information, should only be used as a guide and not relied upon for any legal or financial purpose. The tenant is advised to check the measurements and to verify any dimensions prior to occupation. The tenant is advised to check the measurements and to verify any dimensions prior to occupation. The tenant is advised to check the measurements and to verify any dimensions prior to occupation.



#### 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>