



### BRAND NEW 3 BEDROOM SEMI DETACHED HOUSE TO RENT.

- Brand New House
- EV Charging
- Master with Ensuite.
- Oven, Hob Fridge & Dishwasher Inc.
- 2 Allocated Spaces
- £1380 Deposit

# 17 Ryeland Street, Highbridge, Somerset , TA9 3TA

**\*\*BRAND NEW PROPERTY\*\*** 3 Bedroom Semi- detached house with 2 allocated Parking spaces, electric charging point, & integrated appliances.

## Property Information

**DEPOSIT:** £1380 Payable prior to Occupation

**ACCOMMODATION:** Entrance Hall, Living Room, Kitchen/Diner with Built in Hob & Oven, Fridge Freezer, Dishwasher, Utility Area, Downstairs WC, Stairs, Landing, Master Bedroom with Ensuite, 2 Further Bedrooms, Main Bathroom. Garden with Patio & Lawn, Garden Shed, 2 Allocated Parking Spaces EV Charging. Gas central Heating, Enhanced Double Glazing.

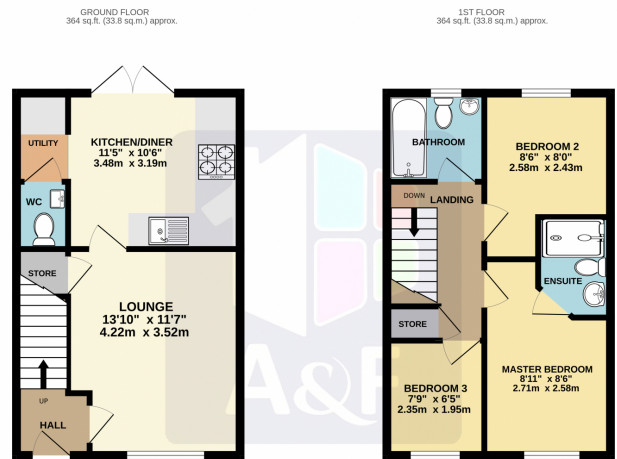
**OUTGOINGS:** The tenant will be responsible for all outgoing Somerset Council Tax band - C - £1889.01

**TENANCY:** Initially a Six Month Assured Shorthold Tenancy.

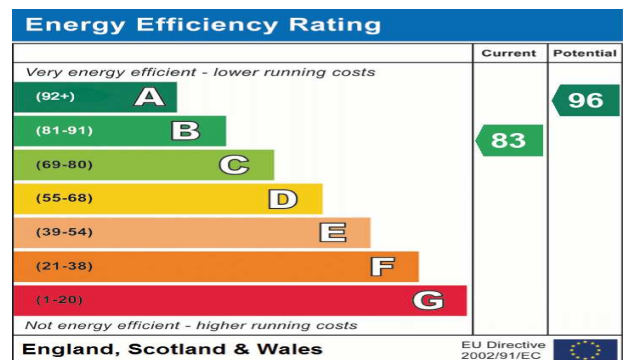
**TENANT COSTS:** Please refer to our website for our tenant fee schedule. Holding Deposit (per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide 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 £36,000 required, The property is only available to working applicants, non smokers and no sharers.

**AVAILABILITY:** Immediately



**TOTAL FLOOR AREA:** 728 sq ft. (67.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, ceilings and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The layout, fixtures and appliances shown here are not guaranteed and no guarantee as to their operation or efficiency can be given. Plans will illustrate 02/24



Address: Ryland Street Highbridge, TA9 3DF

### 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>

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