



A 3 Bedroom Terraced House 'To Let'

- Deposit £1,320
- En-suite Shower Room
- Holding Deposit £260
- Allocated Parking
- 3 Bedrooms
- Gas C/H & Dble Glz

2 Maritime Walk Highbridge, Somerset TA9 3FG

A modern 3 bedroom mid-terraced house with front & rear gardens, gas central heating, double glazing and allocated parking.

DEPOSIT: £1,320 Payable prior to occupation

ACCOMMODATION: This well proportioned 3 Bedroom house's accommodation briefly comprises; Entrance Hall, Downstairs Cloakroom, Lounge with understairs cupboard and Double Doors to Private Rear Garden, Kitchen/Diner, Stairs & Landing, 2 Double Bedrooms (Larger with En-suite Shower Room), further Single Bedroom and main Bathroom. The property has the advantage of Gas Central Heating, Double Glazing, Front & Rear Gardens and Allocated Parking.

OUTGOINGS: The tenants will be responsible for all outgoing. Somerset District Council Tax Band: 'C' - £2,177.88 2025/26

TENANCY: Initially a six Months assured shorthold tenancy.

TENANCY COSTS: Please refer to our website for our Tenant Fee Structure. Holding Deposit (£260 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, Gas, Water and Drainage.

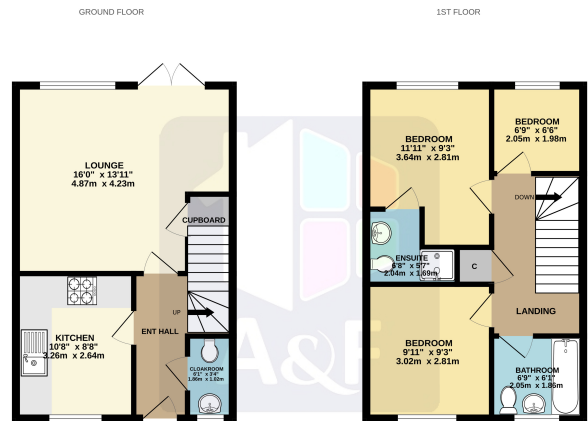
For an indication of specific speeds and supply or coverage in the area, we recommend potentially Interested Parties use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

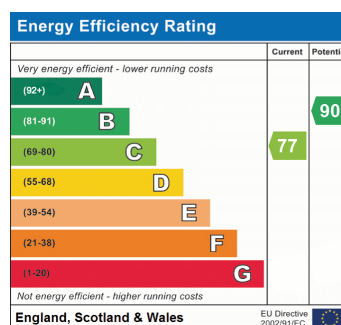
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS: Income of over £34,500 per annum required. No smokers & No sharers.

AVAILABILITY - IMMEDIATELY



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The property is shown and described as best as can be seen and no guarantee is given to the contrary or effect or any other plan.



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>