

TO LET

Including all bills. £850 pcm



# The Annexe, Primrose Cottage, Mill Lane, East Huntspill, Highbridge, SomersetTA9 3NR

- RENT INCL. ALL OUTGOINGS
- DOUBLE BEDROOM
- OIL C/H & DBLE GLZ
- PARKING SPACE
- RURAL SETTING AND ASPECT
- DEPSOIT £980



A & F Property Group  
18, College Street, Burnham-on-Sea, TA8 1AE

01278 782266  
residential@aandfproperty.co.uk





## PROPERTY DESCRIPTION

---

A SELF CONTAINED ANNEXE/BUNGALOW SET WITHIN A RURAL LOCATION HAVING PARKING AND ACCESS TO LARGE GARDENS - THIS PROPERTY IS INCLUSIVE OF ALL OUTGOINGS (COUNCIL TAX, ELECTRICITY, HOT WATER, CENTRAL HEATING, BROADBAND ETC)





## ROOM DESCRIPTIONS

---

**DEPOSIT:**

£980 Payable prior to occupation

**AVAILABILITY:**

JUNE 2024

**ACCOMMODATION:**

RECENTLY REFURBISHED THROUGHOUT, SELF CONTAINED ANNEXE WITH KITCHEN & SHOWER ROOM. ENTRANCE HALL TO LOUNGE/DINER WITH KITCHEN AREA OFF, INCLUDING ELECTRIC COOKER, PLUMBING AND SPACE FOR WASHING MACHINE. DOUBLE BEDROOM WITH EN-SUITE SHOWER-ROOM. OIL CENTRAL HEATING, PARKING SPACE & USE OF WASHING LINE.

**OUTGOINGS:**

\*\*\*RENT INCLUSIVE OF ALL OUTGOINGS\*\*\*

**TENANCY:**

Initially a six months Assured Shorthold Tenancy.

**TENANT COSTS:**

Please refer to our website to see the fee structure. 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:**

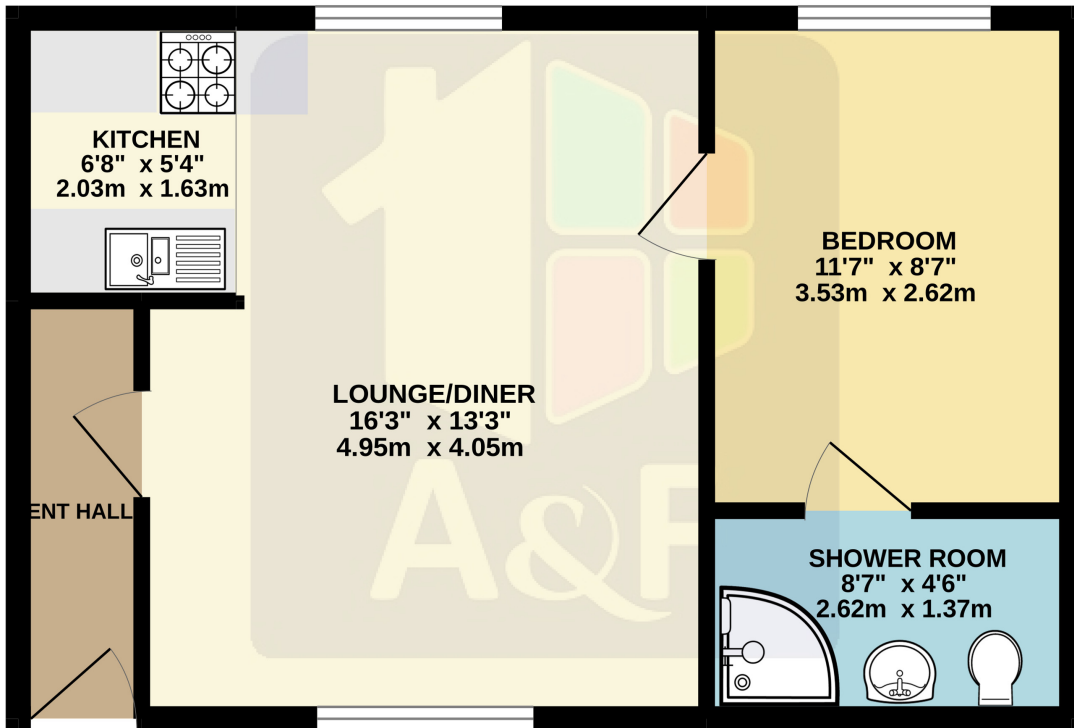
No Sharers and Non Smokers



# FLOORPLAN & EPC



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Burnham on Sea  
18, College Street, Burnham-on-Sea, TA8 1AE  
01278 782266  
residential@aandfproperty.co.uk