



TOWNHOUSE PROPERTY TO RENT WITH GARDEN & PARKING

- DEPOSIT £1,320
- 3 DOUBLE BEDROOMS
- GARDEN
- GAS C/H & DBLE GLZ
- GARAGE PARKING
- MASTER EN-SUITE

8 Somerset Way, Highbridge, Somerset, TA9 4AT

A 3 Bedroom mid-terraced townhouse with Gas Central Heating, Double Glazing & Garden.

DEPOSIT:

£1,320 Payable prior to occupation

ACCOMMODATION:

Entrance Hall, Kitchen/Dining/Sitting Room, Study/Bedroom, Downstairs W.C, Stairs to 1st Landing, Master bedroom with En-suite, Lounge, Stairs to 2nd Landing, 2 further Double Bedrooms and main Bathroom. Rear Garden, Garage Gas C/H & Dble Glz

OUTGOINGS:

The tenants will be responsible for all outgoings. Somerset District Council (Sedgemoor) Tax Band 'C' £2,000.42 - 2024/25

TENANCY:

Initially a six months assured shorthold tenancy.

TENANT COSTS:

Please refer to our website for our tenant fee schedule. 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).

CONDITIONS:

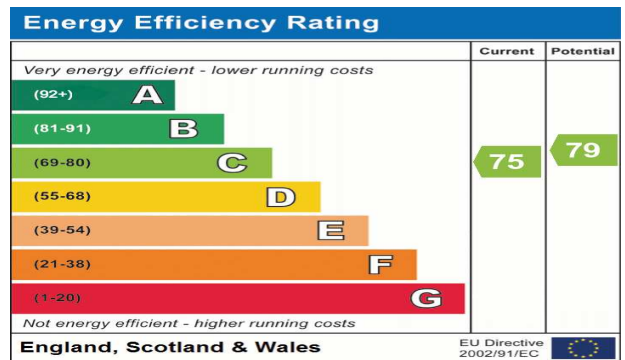
Income of £34,500 or over required. No Sharers, No Smokers, No Pets

AVAILABILITY:

Immediately.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, levels and site areas are approximate and are not intended to be used for any other purpose or as a guarantee. This plan is for illustrative purposes only and should not be relied upon for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is made in this respect by the agent. Made with Metropack 10/20/24



Address: Highbridge, Somerset, TA9

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>

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



Tel: 01278 78 22 66

Fax: 01278 79 21 23

www.aandfproperty.co.uk

lettings@aandfproperty.co.uk