



9 Tregelles Close, Highbridge TA9 3AY

£1,050 PCM



### 3 Bedroom Terraced House

- 3 Bedrooms
- Gas Central Heating
- Cul-De-Sac Location
- Large Kitchen
- Deposit: £1,210
- On Road Parking



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# 9 Tregelles Close, Highbridge, Somerset TA9 3AY

## DEPOSIT:

£1,210 Payable prior to occupation.

**ACCOMMODATION:** Entrance Porch, Entrance hall, Lounge, Dining Room, Large Kitchen, Lean to, Stairs rising to first floor, Master Bedroom with built-in Storage, Two Further Bedrooms, Shower Room. Front and Rear Gardens.

## OUTGOINGS:

The tenants will be responsible for all outgoing. Somerset (Sedgemoor District) Council Tax Band: B £1,905.64 2025/26

## TENANCY:

Initially a 6 months Assured Shorthold Tenancy.

## TENANT COSTS:

Please refer to our website for our Tenant Fee Structure. Holding Deposit (£240 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 Gas, Electric, Water and Drainage.

For an indication of specific speeds and supply or coverage in the area, we recommend interested parties use:-

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

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

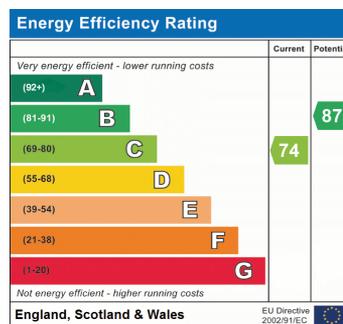
## CONDITIONS:

Income of £31,500 minimum required. No sharers and Non Smokers

**AVAILABILITY:** March 2026



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, ceiling and any other items are approximate and are not intended to be used for any precise measurement or calculation. The plan is for illustrative purposes only and should be used to guide only in prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency. Last revised: Made with Mapbox 12/2021



## 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>