

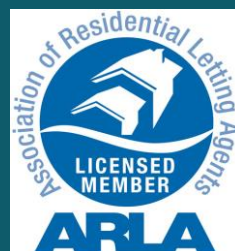


36 Abbey Close
Langport, Somerset, TA10 0EL

Monthly Rental of £550

1 bedrooms

Ref:P2199



ENGLISH HOMES

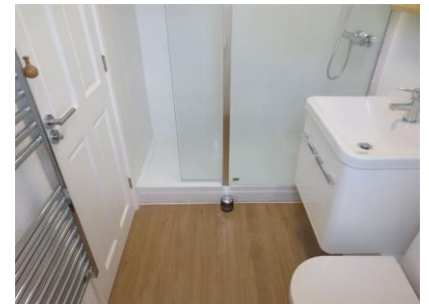
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Overview

Ground floor flat
Double bedroom with fitted
Wardrobes
Living/dining Room
Modern kitchen
Modern appliances
Modern shower room
Double glazed
Parking
Available February 2024



A modern floor flat comprising a double bedroom with fitted wardrobes, modern kitchen with fitted appliances, shower room, thermostat controlled energy efficient electric heating, garden to front, allocated parking and communal gardens to rear.
Available February 2024



Accommodation 0

A storm porch protects a uPVC double glazed door opening to

Entrance hall
Door to

Bedroom 12'8" by 10'1" (3m 86cm x 3m 7cm)
A fitted wardrobe with clothes hanging space and inner drawers, German Fisher ceramic radiator with wall mounted thermostat control, uPVC double glazed window to the front.

Shower room 7'5" by 5'0" (2m 26cm x 1m 52cm)
White bathroom suite comprising walk in shower, suspended wash basin with storage below, close coupled WC, chrome towel radiator, tiles to splash prone areas, uPVC double glazed window to the front, extractor fan.

Sitting/dining room 15'3" reducing to 12'3" by 10'7" reducing to 6' (4m 65cm x 3m 23cm)
Modern German Fisher ceramic electric radiator with wall mounted thermostat control, airing cupboard housing a vented hot water tank. uPVC double glazed window to the rear, archway to

Kitchen 5'10" by 9'11" (1m 78cm x 3m 2cm)



Modern kitchen with storage cupboards with useful space optimising inserts above and below, roll edged worktops, under counter LED lighting, ceramic hob with extractor above and electric oven below, fridge freezer, AEG washer drier, one and half bowl stainless steel sink, chrome towel radiator, tiles to splash prone areas.

Outside

Parking

To the rear of the property is one allocated parking space with a further three spaces for visitors.

Gardens

The front garden is for the use of no. 36 flat occupants. The rear garden is shared by the residents of Abbey Close flats and is maintained by the Abbey Close maintenance committee.

ASSURED SHORTHOLD TENANCY

Will be offered initially for 6 months and then on a month to month basis.

HOLDING FEE

We will require a holding fee equivalent to 1 weeks rent. The holding fee for this property will be £126.

DEPOSIT/BOND

The deposit for this property will be £634.61. This will be held by Deposit Protection Services DPS, a government approved independent custodial scheme.

REFERENCE CHECKING

Will be carried out using a professional referencing agent.



CREDITWORTHINESS/SMOKERS/PETS/HMO/AGED 18/RIGHT TO RENT

Tenants must be in secure employment with affordability, credit worthy or offer a payment with no risk of clawbacks. Tenants must not present any breach to landlords mortgage or insurance terms. Landlords request that we do not put forward applications from smokers We are not permitted to rent 'Houses of Multiple Occupancy'. Examples include: " A non-married couple renting a bedroom and another unrelated individual in a second bedroom, then the house consists of three people and two households = HMO v. Three friends sharing a house, then the house consists of three people and three households = HMO vi. A married couple renting with another person, then the house consists of three people and two households = HMO " All occupants over the age of 18 must be individually reference checked and named on the tenancy agreement as responsible adults. All tenants must be permitted to live & work in UK for the duration of the tenancy.

INVENTORY, CHECK-IN, CHECK-OUT

Will be carried out by a member of the Association of Independent Inventory Clerks if requested by the landlord.

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530
lettings@english-homes.co.uk

Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so

have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

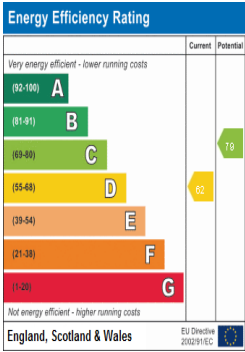
Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (36.0 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.
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ENGLISH HOMES

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor have the services been tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property.