

21 Lampreys Lane, South Petherton, Somerset, TA13 5DU

Monthly Rental of £1400/£1450

4 bedrooms Ref:EH001481





www.english-homes.co.uk



21 Lampreys Lane South Petherton, Somerset, TA13 5DU

Overview

A Detached 4 Bedroom House Living Room and Dining Room Kitchen and Utility Downstairs Cloakroom Master Bedroom Ensuite & Family Bathroom Gardens with Views over countryside Parking for several vehicles Available Mid May 2024 onwards



A detached four bedroom house located in a no through road in South Petherton. Accommodation comprises; entrance hall, cloakroom, living room with fireplace and wood burner, dining room, kitchen and utility. Master bedroom ensuite, bathroom, gardens, and parking. Available from Mid May 2024 onwards.



Entrance Hallway Dining Room 11' 10'' x 11' 2'' (3.61m x 3.40m) Living Room 20' 11'' x 11' 11'' (6.37m x 3.62m) Kitchen 11' 11'' x 9' 4'' (3.62m x 2.85m) Downstairs Cloakroom First Floor Landing Bedroom 1 with Ensuite Shower Room 12' 6'' x 11' 1'' (3.80m x 3.38m) Bedroom 2 11' 11'' x 9' 1'' (3.62m x 2.77m) Bedroom 3 9' 3'' x 8' 6'' (2.81m x 2.60m)

Bedroom 4 9' 3" x 7' 1" (2.81m x 2.16m)

Family Bathroom

Accommodation



Outside

Gardens to front and rear, views over countryside and parking.

Agents Notes:

The property is offered with the green bin included with fortnightly collections from the curb side. Tenants should be aware that the loft and garage are not included in the rental. Tenants are asked to maintain the garden - including the planters/pots around the garden and weeding the gravel areas.

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 is £323.00/£334.00

DEPOSIT/BOND

The deposit for this property will be £1615.38/1673.08. 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.

Income/Smokers/Pets/Aged 18/Right to Rent

Landlords request that we do not put forward applications from smokers. Tenants must pass



referencing and, must not present any breach to landlords mortgage or insurance.

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:

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. Broadband Speed:







ENGLISH HOMES

If you search Google for 'broadband speed postcode' you will find many sites which will give the broadband speed of any postcode in UK but can vary depending on supplier and contracts paid for/available.

INCENTIVES: Vouch our referencing company may contact Landlords and Tenants to offer a selection of services including, utilities, insurance and broadband/sky etc. English Homes may receive an incentive for these services ranging from free credits or financial rewards from £5 - £50. English homes do not earn from epc provides or tradesmen they use or recommend to either

landlords or tenants.

GROUND FLOOR



1ST FLOOR



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 ©2023





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.