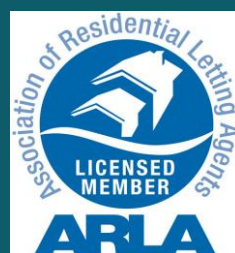




4 The Old School House, Burrowbridge,
Bridgwater, Somerset, TA7 0FA

Monthly Rental of £1395

2/3 bedrooms
Ref:EH000825



ENGLISH HOMES

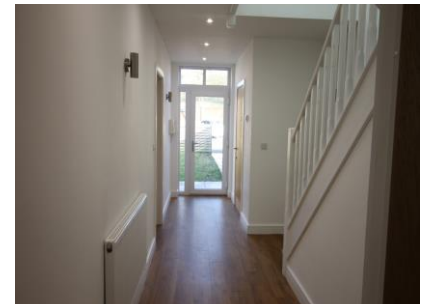
www.english-homes.co.uk

Overview

- A Modern Property
- Master bedroom with en-suite
- Open Plan Kitchen/Dining/Living Area's
- 2/3 bedrooms
- Double Glazed and LPG Gas Fired
- Central Heating
- Allocated Parking
- Gardens and shed
- Available April 2024



The property comprises of 2/3 bedrooms. Open plan kitchen/diner/lounge, cloakroom, master bedroom with en-suite shower room, garden to the front, patio area to the side/rear, allocated parking, shed, double glazing and LPG central heating. Available April 2024 onwards



Accommodation

Entrance Hallway

Wide hallway, laminated flooring, stairs to first floor, doors to;

Downstairs Cloakroom

A modern white suite comprises WC, a vanity style wash basin.

Open Plan Kitchen/Dining & Living Area 34' 11" x 14' 11" (10.63m x 4.54m)(reducing to 3.48m)

Range of base and drawer units with worksurface over and inset 1 ½ bowl sink/drainers, built in oven, induction hob and extractor over, space and plumbing for dishwasher, space and plumbing for washing machine and space for fridge/freezer, wall mounted boiler, Windows to the front, side and french doors to the side patio area.

Bedroom3/Reception Room 14' 2" x 11' 6" (4.31m x 3.50m)

French doors to the rear patio area.

First Floor Landing

Velux windows, carpet to stairs and landing.



Bedroom 1 Ensuite 23' 4" x 13' 6" (7.12m x 4.11m)
Some height restrictions, laminate flooring, Velux style windows. Door to; WC, vanity style wash hand basin with mirror/light over, shower cubicle with wall mounted shower, tiled, laminate floors.

Bedroom 2 23' 4" x 10' 0" (7.12m x 3.04m)
Some height restrictions, laminate flooring, double bedroom, double glazed window/Velux style windows.

Bathroom 8' 7" x 7' 1" (2.62m x 2.16m)
White suite comprising panelled bath, corner shower cubicle with wall mounted shower, tiling, WC, vanity style wash hand basin with mirror/light over, laminate flooring and Velux style windows.

Agents Notes

The landlords of this property may in some circumstances consider pets

Outside

Path leading to the front door, lawned garden and paved patio to the side and rear, fencing and parking spaces. Shed.

ASSURED SHORTHOLD TENANCY

Long Term Let available - Will be offered initially for 12 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 £321.00.



DEPOSIT/BOND

The deposit for this property will be £1609.61. 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/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 Smokers.

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

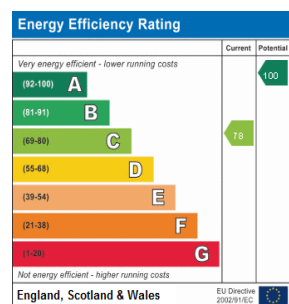
Langport Office 01458 252530
lettings@english-homes.co.uk

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:

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.



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.

[Type here]