



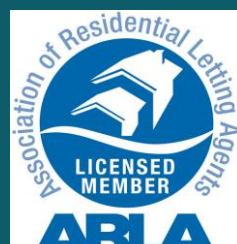
School Cottage, School Street, Drayton,
Langport, Somerset, TA10 0LH

Monthly Rental of
£1250/£1350

2 bedrooms
Ref:EH001905



ENGLISH HOMES



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Overview

A Semi Detached Cottage with
Garden
Completely renovated through-out
2 Double Bedrooms with master
ensuite
Modern Kitchen/Breakfast Room
with some Appliances included
Living Room with log burner
opening into Dining Room
Utility Room and separate WC
Some pets negotiable - rent
between £1250 - £1350pcm
Available Now



A semi detached cottage in a popular village and benefiting from a complete refurbishment through-out. The accommodation comprises, open hallway, kitchen/breakfast room, living/dining room with log burner, utility, downstairs cloakroom, 2 double bedrooms - master ensuite and bathroom. There is also an enclosed garden. Available immediately. There could also be some negotiation for pets - rent would be between 1250.00 pcm to 1350.00 pcm.



Accommodation

Entrance Hallway

A Solid Oak front door opens into the hall, stairs to first floor, understairs cupboard, cloak cupboard, two windows with blinds, radiator, tiled flooring, smoke alarm, doors to and opening to;

Cloakroom

WC, wash hand basin, chrome heated towel rail, tiled flooring and wall mounted consumer unit.

Utility Room 5' 10" x 8' 1" (1.77m x 2.47m)

Floor mounted cupboards with wooden work surface over and inset with Belfast sink, mixer tap, washing machine under, tiled splashbacks, tiled flooring, radiator, shelf, extractor fan and alcove with coat hooks. Stable style door to Porch.

Porch

Oak framed, canopy porch.

Kitchen/Breakfast Room 14' 6" x 9' 0" (4.43m x 2.75m)

Range of wall, base and drawer units with wooden work surface over, inset with ceramic sink drainer unit, mixer tap. Electric oven, hob and extractor over, under counter fridge, under counter freezer, dishwasher, breakfast bar and two stools, tiled splashbacks, tiled



flooring, radiator, two windows and blinds, back door leading to garden and smoke alarm

Living Room/Dining Room

12' 11" x 12' 1" (3.93m x 3.69m) and 11' 9" x 11' 6" (3.58m x 3.50m) Double doors leading from the kitchen into Living Room/Dining Room. In the Living area there is a log burner with a raised slate hearth and shelf over, window with blind, radiator, tv point, telephone point, CO alarm, laminate flooring, open plan to the Dining Area with vaulted ceiling, ceiling lights and beams, French doors, two windows, radiator and laminate flooring.

First Floor Landing

Window with blind, smoke alarm, ceiling light, storage cupboard with shelving, doors to;

Bedroom 1 - Ensuite 12' 7" x 13' 3" (3.83m x 4.04m) max Dual aspect windows with blinds, two double wardrobes, radiator and door to;

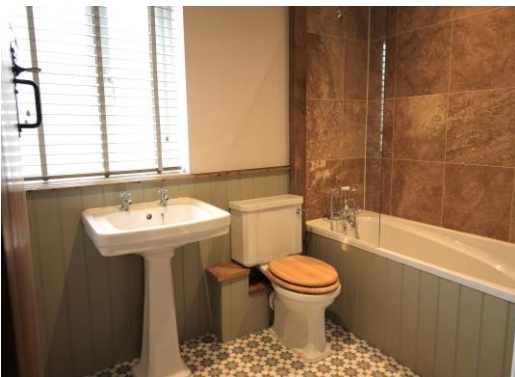
Ensuite Bathroom

Freestanding bath with mixer tap and shower attachment, separate shower cubicle with mains shower and ceiling waterfall shower, glazed door, WC, pedestal wash hand basin, chrome heated towel rail and window with blind.

Bedroom 2 11' 7" x 9' 6" (3.54m x 2.89m)min - extending into alcove

Two windows with blinds, built in airing cupboard housing hot water cylinder and shelving, radiator, tv point and telephone point.

Bathroom



Panelled bath with mixer tap and shower attachment, WC, pedestal wash hand basin, tiled splashbacks, chrome heated towel rail, wall mounted light/mirror, wall mounted shaving mirror.

Outside

The property is approached via a gravelled path leading to a wooden front door, a path running along the front of the property will lead to a porch. To the rear of the property there will be a lawn garden with paved patio area and a pedestrian gate to assist with bins etc...

Agents Notes

The landlords may accept some pets, rent would however be at the higher end of the monthly rent range of £1350 pcm. Pedestrian access for taking out bins etc will be available via the double gates at the front of the property and a pedestrian gate into the rear garden. All windows are double glazed, and the central heating is oil fired.

ASSURED SHORTHOLD TENANCY

Will be offered initially for 12 month's 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 £288/311

DEPOSIT/BOND

The deposit for this property will be £1442.30/1557.69. 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 should not present any breach to landlord's mortgage or insurance terms.

INVENTORY, CHECK-IN, CHECK-OUT

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

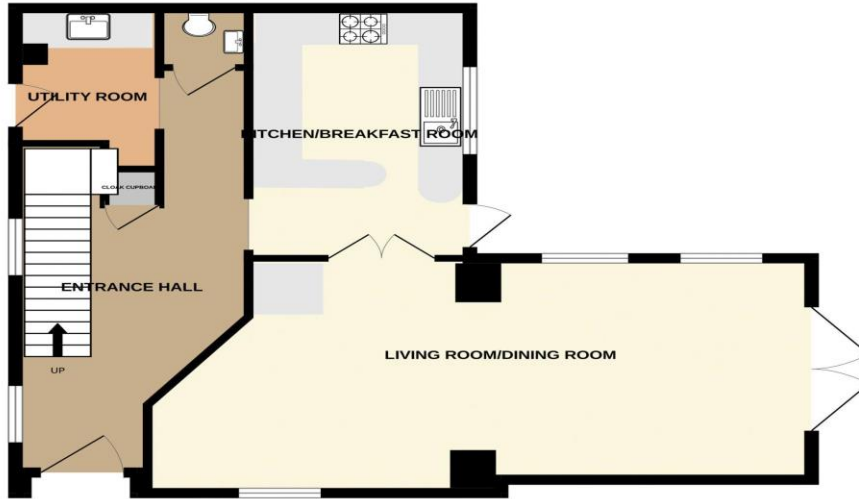
VIEWINGS BY APPOINTMENT

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

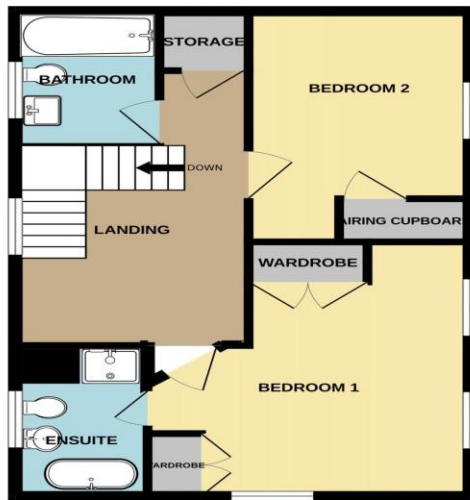
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Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will give the broadband speed of any postcode in UK but can vary depending on supplier and contracts paid for/available.

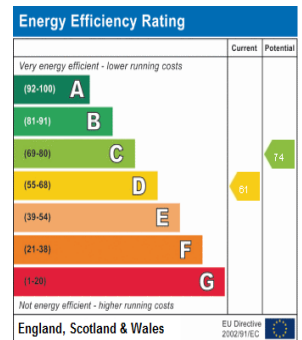
GROUND FLOOR



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.
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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.

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