



# TOWNSEND

LETTING & MANAGEMENT

Canal View, Bathpool  
2 Bedroom Flat - Second Floor

£1,100 Per  
Calendar  
Available 9th May 2025







**£1,100 Per Calendar Month**  
**Council Tax Band B**

**Deposit £1,269**  
**Floor Area 710.42 sq ft**

- Bright and spacious modern apartment
- One allocated parking space
- Secure cycle storage
- READY NOW
- Gas central heating
- Council tax band B
- Modern, neutral decor

TOWNSEND LETTING & MANAGEMENT are pleased to offer for rental this superb second (top) floor modern apartment with lovely views to the South and the Blackdown Hills. It is presented in excellent decorative order throughout and offers bright and spacious accommodation in a convenient location.

The accommodation comprises an entrance hall, a large, open plan lounge/dining area with modern fitted kitchen, two generous double bedrooms, the master bedroom having an ensuite shower room. There is a further fitted white bathroom suite and airing cupboard. The apartment has double glazing and gas central heating. There is an allocated off road parking space as well as an allocated bicycle space in a communal cycle shed.

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee. All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income.

**Broadband/Mobile phone coverage**

Standard broadband is available in the area and to the property. For an indication of broadband speeds as well as further information on mobile phone signal and coverage available, please refer to the 'Ofcom checker' website.

Please note Tenants cannot run/register a business from this property.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This is a guide only. No guarantee is given for its accuracy.