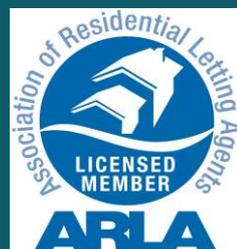




24 Dyers Road  
Curry Rivel, Somerset, TA10 0PR

Monthly Rental of £875/£900

3 bedrooms  
Ref:P2129



ENGLISH HOMES

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## Overview

- A Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms and Kitchen
- Landscaped Gardens
- Garage and parking
- Oil Fired Central Heating
- Available Mid November



A three bedroom semi-detached property with a single garage and ample parking. The accommodation comprises: entrance hall, kitchen, living room and family room/dining room. Upstairs there are three bedrooms and bathroom. Front gardens/parking, generous landscaped rear garden, oil fired central heating, double glazing, adjoining fields. Available mid November 2021



### Accommodation

A path leads to the uPVC front door opening to

Entrance hall 3'3" by 2'9" (0m 99cm x 0m 84cm)  
Stairs to the first floor, doors to

Living Room 15'1" by 15'0" (4m 60cm x 32m 0cm)  
Wood effect laminate flooring, radiator, (Fireplace - Not In Use - ornate only), double glazed uPVC window to the front, internal window to reception room 2

Kitchen 15'10" by 9'3" (4m 83cm x 2m 82cm)  
A very smart modern kitchen with glossy cream storage cupboards and deep pot drawers above and below ample worktops. Oven set in feature fireplace, floor mounted Worcester oil fired boiler, space and plumbing for washing machine and dishwasher, space for fridge/freezer, radiator, double glazed uPVC windows front and rear (single glazed window to side), door to

Reception 2/Dining Room 19'0" by 8'7" (5m 79cm x 2m 62cm)  
Double glazed uPVC window and French doors to the rear, double glazed uPVC door to the side, tiled floor, radiator, understairs storage cupboard.



First Floor Landing  
Double glazed window to rear, radiator, doors to

Bedroom 1 10'8" by 9'1" (3m 25cm x 2m 77cm)  
Fitted wardrobe, laminate floor, feature cast iron fireplace, radiator, double glazed window to the front.

Bedroom 2 9'6" by 6'2" (2m 90cm x 1m 88cm)  
Laminate floor, decorative fireplace, radiator, double glazed window to the front.

Bedroom 3 7'9" by 5'7" (2m 36cm x 1m 70cm)  
Laminate floor, radiator, double glazed window to the rear, storage cupboards.

Bathroom 6'1" by 5'10" (1m 85cm x 1m 78cm)  
White suite comprising panelled bath with shower over, Vanity style wash hand basin, WC, radiator, vinyl floor, chrome towel radiator, extractor fan and double glazed window to the rear.

Outside  
Front garden, Garage and Parking  
A lawned front garden with hedging, two parking spaces, path to front door and a side gate to the rear. Single Garage.

Rear Garden 44'0" by 32'0" approximately (13m 41cm x 9m 75cm)  
Landscaped garden with decking, planted areas, garden shed, and lawned areas. There is a Greenhouse, oil tank and fencing.

Agents note  
We are obliged to point out that in the attic is a long disused water tank which is made of asbestos cement. Tenants do not have the use of the loft space. There is a public footpath in an adjacent field, but it is behind both a high, thick hedge and a ditch so has minimal impact.

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 £201/207. This will be deducted from the rent due in the first month and is non-refundable should you not go ahead with the tenancy.

#### DEPOSIT/BOND

The deposit for this property will be £1009.61/1038.46 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/RESIDENCY PERMIT

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. The landlord may consider some pets. Please speak to agent for more details. The monthly rent would be increased to £900pcm. 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

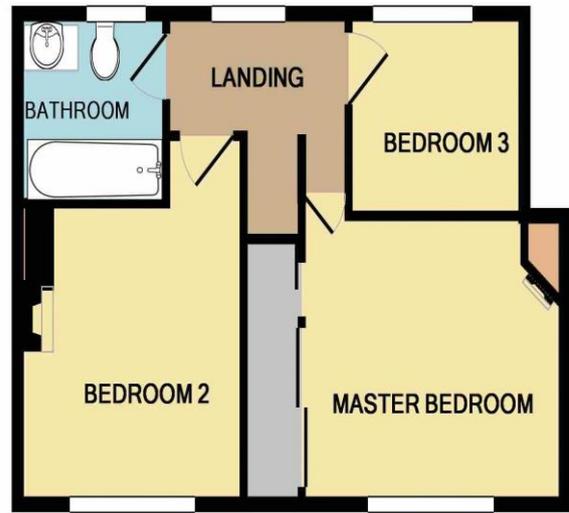
Langport Office 01458 252530  
info@english-homes.co.uk

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.

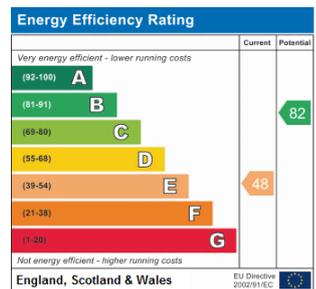


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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[www.english-homes.co.uk](http://www.english-homes.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings 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 buy, please contact us before viewing the property.