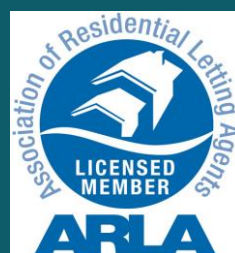




26 Barrymore Close
Langport, Somerset, TA10 9TB

Monthly Rental of £700

2 bedrooms
Ref:EH001213



ENGLISH HOMES

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Overview

A Two Bedroom House
Living Room
Kitchen/Diner
Front and Rear Gardens
Garaging in a block - ideal for storage
Available From October



A two bedroom house with front and rear gardens. Internal accommodation comprises, front entrance porch, living room, kitchen/dining room, rear porch, two bedrooms and bathroom. Outside there is a front garden with a pond and a rear garden, with side pedestrian gate. Garage in a block - ideal for storage. Available October 2021



Accommodation
Front door leading into

Entrance Porch
Tiled floor and internal door to;

Living Room 16' 1" x 13' 5" (4.90m x 4.09m)
Double glazed window to front aspect, curtain rail and curtains, night storage heater, stairs to first floor, laminate flooring, wall mounted cupboard housing consumer unit and meter, telephone point, tv point and door to;

Kitchen/Diner 13' 5" x 6' 11" (4.09m x 2.10m)
Range of wall, base and drawer units with worksurface over, inset stainless steel sink/drainage unit, laminate flooring, built in electric oven and hob over, space for fridge/freezer, space and plumbing for washing machine, night storage heater and double glazed window to rear. Door to;

Rear Porch 7' 2" x 3' 6" (2.18m x 1.06m)
Double glazed window to rear, door to garden, shelf.

First Floor Landing
Access to loft, built in storage cupboard housing tank and shelving, freestanding dehumidifier unit and doors to.



Bedroom 1 11' 8" x 10' 2" (3.56m x 3.09m)
Double glazed window to front aspect, curtain rail and curtains, electric heater, over stairs storage area comprising shelves and rail.

Bedroom 2 11' 7" x 7' 3" (3.53m x 2.21m)
Double glazed window to rear aspect, curtain rail and curtains, electric heater.

Bathroom
Bathroom suite comprising bath with electric shower over, WC, pedestal wash hand basin, chrome heated towel rail, tiled floor and tiled splashbacks, mirror fronted cabinet, wall mirror, double glazed window.

Outside
The front of the property is accessed along a pathway and opposite the rail track. The front garden comprises - path to front door, lawned area, pond, established trees and shrubs. The rear garden has a lawned area and patio. Side pedestrian gate to side which in turn leads to a garage in a block. The parking is tight and the landlord would suggest the garage is better suited to storage. On road parking is available close by

Agents Notes
Please be aware the train line is to the front of the property and some noise is to be expected.

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 £161.

DEPOSIT/BOND
The deposit for this property will be £807.69. 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.
Income/Smokers/Pets/HMO/Aged 18/Residency permit Landlords request that we do not put forward applications from smokers. Tenants must pass referencing, be credit worthy, offer a payment with no risk of clawbacks, must not present any breach to landlords mortgage or insurance terms. 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

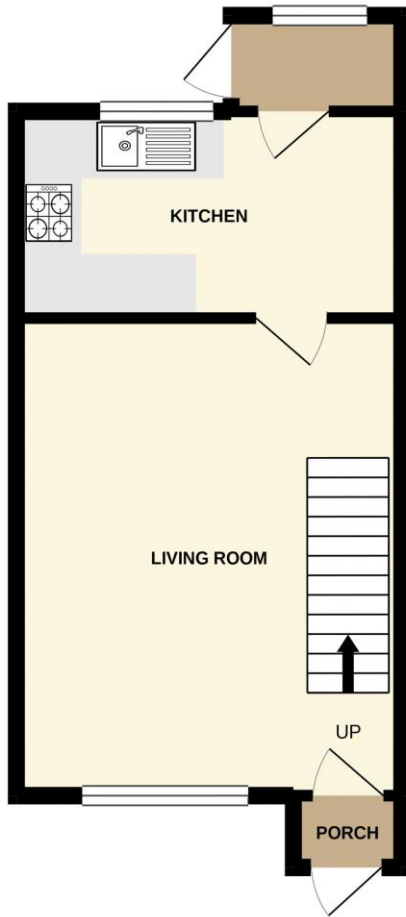
house, then the house consists of three people and three households = HMO vi. A married couple renting with another person, then the house consists of three people and two households = HMO " All occupants over the age of 18 must be individually reference checked and named on the tenancy agreement as 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.

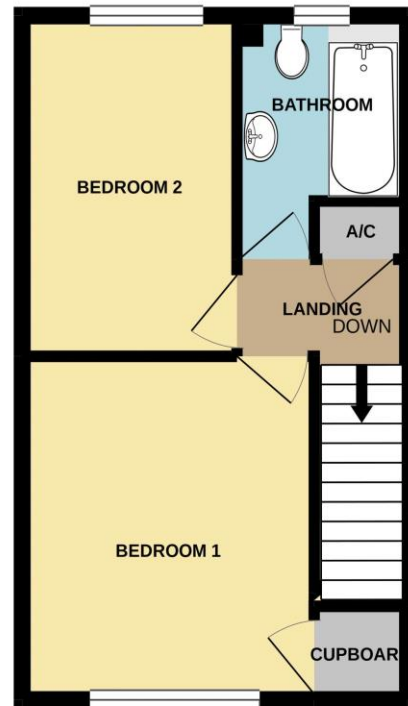
VIEWINGS BY APPOINTMENT
Langport Office 01458 252530
info@english-homes.co.uk
Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and 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
339 sq.ft. (31.5 sq.m.) approx.

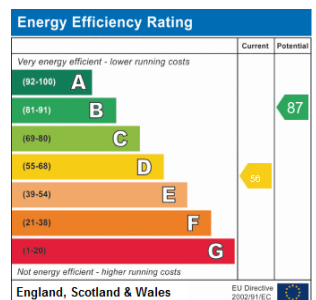


1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

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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ENGLISH HOMES

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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.