



Flat 5, Castle House  
LANGPORT, Somerset, TA10 9PR

Monthly Rent of £550



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# Flat 5 Castle House

## LANGPORT, Somerset, TA10 9PR

### Overview

- Second floor flat
- Town centre location
- Two bedrooms
- Modern kitchen
- Gas central heating
- Views over the moors
- Allocated parking for two cars
- Washing area



A spacious, two bedroom, second floor flat with two allocated parking spaces and situated on Bow Street in the centre of Langport. The flat benefits from an outlook over the moors to the rear.



#### Accommodation

A uPVC front door lead to the first and second floor

#### Entrance

Front door opens to

#### Hallway

Vinyl flooring, radiator, airing cupboard, coat hooks, doors to

#### Living room 14'5" by 9'4" (4m 39cm x 2m 84cm)

Fitted carpet, uPVC double glazed window to the rear, views over the moor, radiator

#### Kitchen 9'5" by 6'0" (2m 87cm x 1m 83cm)

Modern units above and below, roll edge worktops, washing machine, fridge/freezer, one and half bowl stainless steel sink, gas cooker, central heating boiler, central heating controls, velux window to the rear, vinyl flooring

#### Bedroom 1 16'0" by 10'0" (4m 88cm x 3m 5cm)

Fitted carpet, radiator, uPVC double glazed window to the rear overlooking the moor





**Bedroom 2** 12'3" by 8'10" (3m 73cm x 2m 69cm)  
Fitted carpet, velux window, radiator

**Bathroom** 9'0" by 5'10" (2m 74cm x 1m 78cm)  
A modern white suite comprising panelled bath with electric shower over and shower curtain, pedestal wash basin, close coupled WC, shelving, vinyl flooring, velux window

**Parking**  
Space for parking two cars.

**Washing area**  
Behind the rear allocated parking spaces is an area with washing lines for communal use. The whole overlooks the moors where walks may be enjoyed. There is no right of way from this rear parking area to the moor, someone else owns the land.

**Langport**  
The town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.



**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 £126.00. 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 £634.61. 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/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, or those with dogs, cats or caged pets.

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.

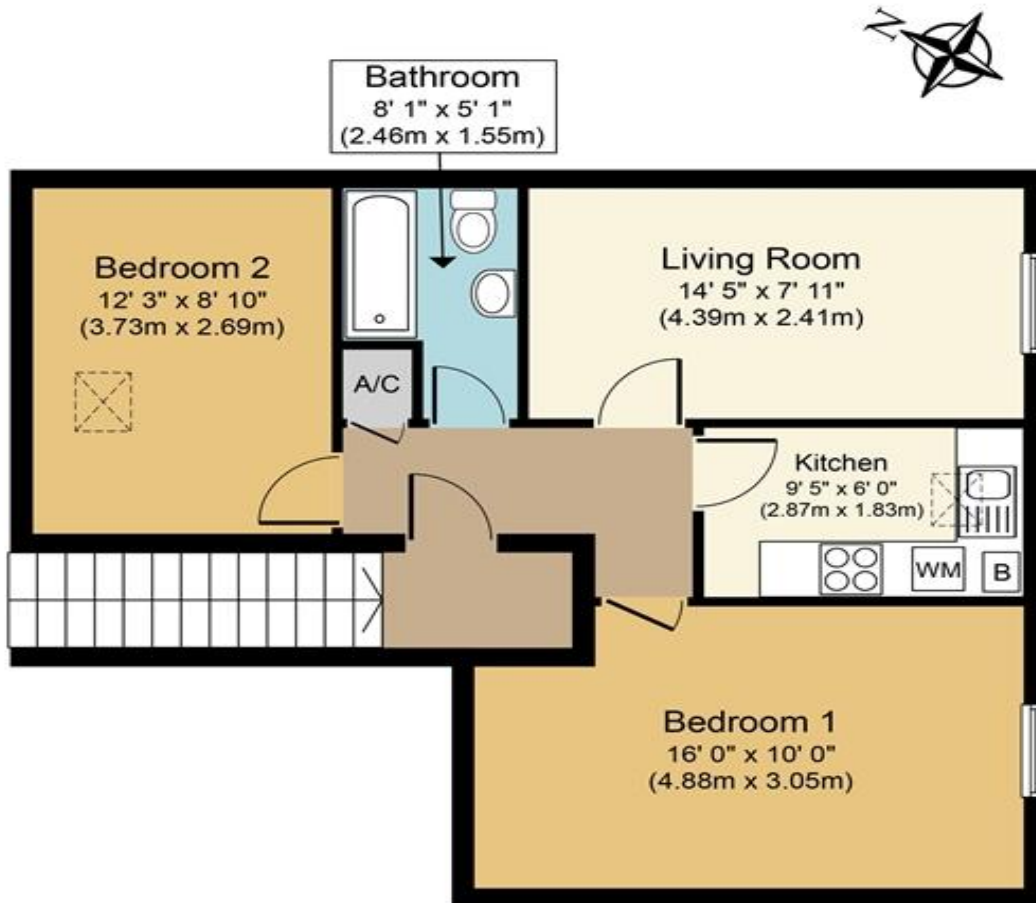
**INVENTORY, CHECK-IN, CHECK-OUT**  
Will be carried out by a member of the Association of Independent Inventory Clerks if requested by the landlord.

**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.



**Approximate Floor Area**  
**607 sq. ft.**  
**(56.4 sq. m.)**



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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
[www.virtual360.net](http://www.virtual360.net)

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs	105-100% A			Very environmentally friendly - lower CO <sub>2</sub> emissions	82-100% A		
	91-105% B				81-91% B		
	69-90% C				69-80% C		
	55-68% D				55-68% D		
	39-54% E				39-54% E		
	21-38% F				21-38% F		
Not energy efficient - higher running costs	1-20% G			Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20% G		
<b>England &amp; Wales</b>				<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		
		67	72			71	78



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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.