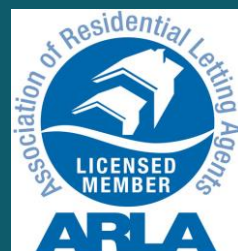




30 Bramley Road
Somerton, Somerset, TA11 6AW

Monthly Rental of £1250

3 bedrooms
Ref:EH001865



ENGLISH HOMES

www.english-homes.co.uk

Overview

A semi detached modern house
Open plan kitchen/living
room/dining room.
Downstairs cloakroom
3 Bedrooms - master ensuite
Bathroom
Parking
Gardens
Available 6th May 2024 Onwards



A modern semi detached 3 bedroom house. Accommodation comprises, entrance hall, cloakroom, open plan kitchen/living/dining area, 3 bedrooms master ensuite and bathroom. Outside there is a rear garden and an allocated parking space along with on street parking too. Available 6th May 2024 onwards



Accommodation
UPVC Front door opening into;

Entrance Hallway
Stairs to first floor, radiator, consumer unit, telephone point and doors to;

Downstairs Cloakroom
WC, pedestal wash hand basin, tiling to splashbacks, radiator, towel rail, double glazed window to front aspect and blind.

Open Plan Kitchen, Lounge and dining areas.

Kitchen 9' 3" x 7' 11" (2.81m x 2.42m)
Range of wall, base and drawer units with worksurface over and inset with 1 1/4 bowl sink/drain unit, fitted with a gas hob and stainless steel extractor hood over, split level electric oven, built in fridge/freezer, built in dishwasher, built in washing machine, cupboard housing boiler, wall mounted shelf, double glazed window to front aspect, shutters and blind.

Lounge/Dining Area 16' 9" x 15' 7" (5.11m x 4.74m) maximum measurements
Double glazed French patio doors with glazed window panels to sides, curtain pole, 3 x radiators, shelf, TV point, open reach socket and understairs storage cupboard with shelf.



First Floor Landing

Loft Hatch, smoke alarm and doors to;

Bedroom 1 Ensuite 10' 3" x 8' 11" (3.12m x 2.73m)

minimum measurements

Double glazed window to front aspect, shutters, built in wardrobe with shelf and hanging rail, tv point, telephone point, radiator and door to;

Ensuite

Over sized shower tray with sliding doors and mains shower, tiling to splashbacks, tiled flooring, WC, wash hand basin, wall mounted mirrored cabinet, double glazed window to front aspect. shaver point and extractor fan.

Bedroom 2 10' 4" x 8' 11" (3.16m x 2.71m)

Double glazed window to rear aspect, radiator and cover, tv point and telephone point.

Bedroom 3 10' 4" x 6' 5" (3.16m x 1.95m)

Double glazed window to rear aspect, radiator, tv point and telephone point.

Bathroom

Panelled bath with mixer tap and mains shower over, shower screen, Wash hand basin, WC, wall mounted mirror, towel rail/radiator, tiled splashbacks, tiled flooring and extractor fan.

Outside Gardens and Parking

The front of the property has a path to front door with established borders. The rear garden has a pedestrian side access gate and path, there are two patio areas one outside the French doors and one to the rear of the garden, there is an artificial lawned area, small shed and the garden is enclosed with fencing. There is an allocated parking space and on street parking is also available on a first come basis.

Agent Notes/Services


There is a list of Covenants in the office and available to read at anytime. However, your attend is drawn to the following covenants in particular - Not to park any boat, caravan or trailer on the property. Only to use the property as a private dwelling. Services to the property: Mains Gas, electric, water and drainage.

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 £288.00.

DEPOSIT/BOND

The deposit for this property will be £1442.30. 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 must not present any breach to landlords mortgage or insurance terms. Landlords request that we do not put forward applications from smokers.

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

Disclaimers:

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.

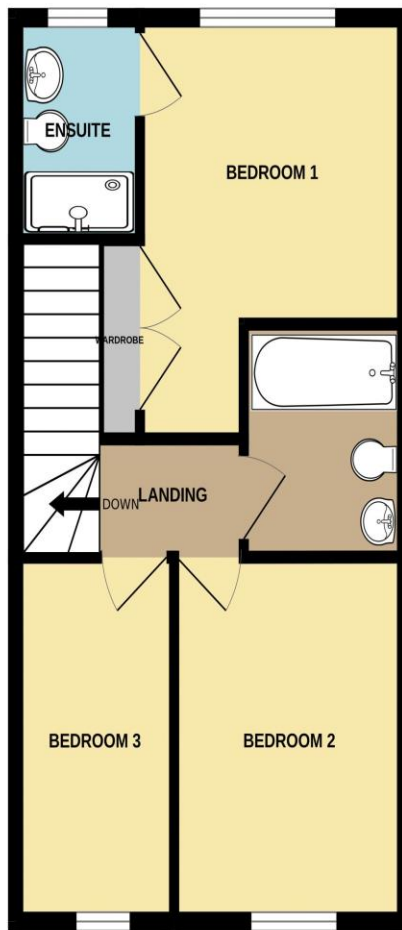
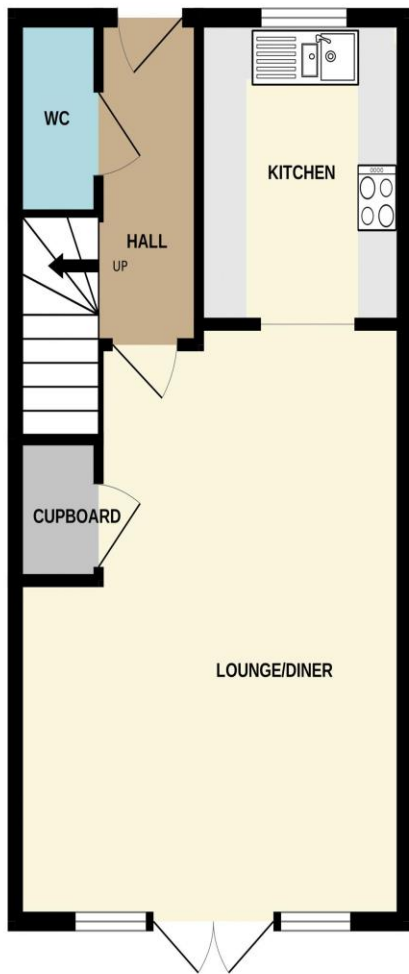
Broadband Speed:

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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