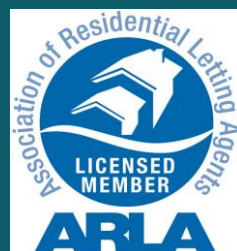




Field View House, Huish Episcopi,
Langport, Somerset, TA10 9QT

Monthly Rental £1300/£1350

4 bedrooms
Ref:EH000683



ENGLISH HOMES

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Overview

A Modern Detached House

4 Double Bedrooms with 2 ensuites

Lounge, Kitchen/Dining Room and
Utility.

Downstairs Cloakroom

Gardens, Two Allocated Parking
Spaces

Gas Central Heating and Double
Glazing

Views to Farmland and beyond

Available End June 2024



A Modern 4 Bedroom Detached House with gardens, parking and views. The accommodation comprises: entrance hall, lounge, kitchen/diner, utility, cloakroom, two bedrooms ensuite, two further double bedrooms, family bathroom, double glazing and gas central heating. Outside the gardens are enclosed, two allocated parking spaces and farmland/views behind. Pets may be considered by the landlord however the higher rent of £1350 would be applicable. Available from Late June 24.



Accommodation

Entrance Hallway

Double glazed front door and side panel, tiled flooring with underfloor heating, stairs to first floor, understairs cupboard, smoke alarm and doors to;

Downstairs Cloakroom

WC, corner wash hand basin, wall mounted corner cabinet, extractor and tiled floor with under floor heating.

Lounge 22' 0" x 14' 11" (6.70m x 4.55m)

Double glazed windows (Dual Aspect), blinds, two radiators, tv points and telephone point.

Kitchen/Dining Room 23' 5" x 18' 5" (7.14m x 5.61m)

Solid wood kitchen comprising range of wall, base and drawer units including, larder style cupboard, sliding unit, built in fridge/freezer unit, built in dishwasher, built in microwave, pull out bin store, Range style cooker with extractor over, plate rack, Belfast sink, central island with further sink, tiled floor with underfloor heating, double glazed window and French patio doors to decking area, side door and door to;

Utility 6' 5" x 5' 7" (1.95m x 1.70m)



Sink unit and work surface, space for washing machine and tumble dryer, tiled splashbacks, wall mounted gas fired boiler, wall mounted consumer unit and tiled underfloor heating. (There is also a sofa and dining room table with six chairs which can remain with the property).

First Floor Landing

Double airing cupboard housing hot water tank and shelving, radiator, smoke alarm and doors to;

Bedroom 1 - Ensuite 18' 5" x 11' 9" (5.61m x 3.57m)
Maximum measurements. Double glazed window to rear aspect, blind and curtain pole, built in double wardrobe and walk in wardrobe with hanging and shelving, radiator, tv point and telephone point.

Ensuite

Double jacuzzi style shower cubicle with mains shower, tiling, pedestal wash hand basin, WC chrome heated towel rail, tiled walls, tiled flooring and extractor.

Bedroom 2 - Ensuite 11' 2" x 10' 6" (3.40m x 3.20m)
Excluding recess. Double glazed window to front aspect, blinds, curtain pole, radiator and tv point.

Ensuite

Jacuzzi style shower cubicle with main shower, tiling, Wc, pedestal wash hand basin, extractor fan, chrome heated towel rail, wall mounted mirror and tiled flooring.

Bedroom 3 12' 11" x 11' 3" (3.93m x 3.44m)

Double glazed window to rear aspect, blind, curtain pole, tv point and extractor fan.

Bedroom 4 11' 1" x 9' 2" (3.38m x 2.79m)

Excluding Recess. Double glazed window to rear aspect, blind, loft access, radiator, telephone point and tv point.



Family Bathroom 7' 10" x 5' 6" (2.40m x 1.68m)

Bath (jacuzzi not working) with mains shower over, mixer taps, tiled walls, WC, pedestal wash hand basin, tiled flooring, chrome heated towel rail and extractor fan.

Outside

Gardens

The back garden comprises decking (landlords are considering replacing this with either gravel or paving), leading to a gravelled area and lawned garden enclosed with fencing and a pedestrian gate leading to two allocated parking spaces. There is an additional parking space to the front of the property. The drive is shared between this property and one property to the right. Behind the property there are views to farmland and beyond.

ASSURED SHORTHOLD TENANCY

Will be offered initially for 6 month's 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 £300/£311.

DEPOSIT/BOND

The deposit for this property will be £1500/£1557.69. 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.

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 should not present any breach to landlord's mortgage or insurance terms. Tenants should be aware that some pets may be considered however the higher rent would be applicable.

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

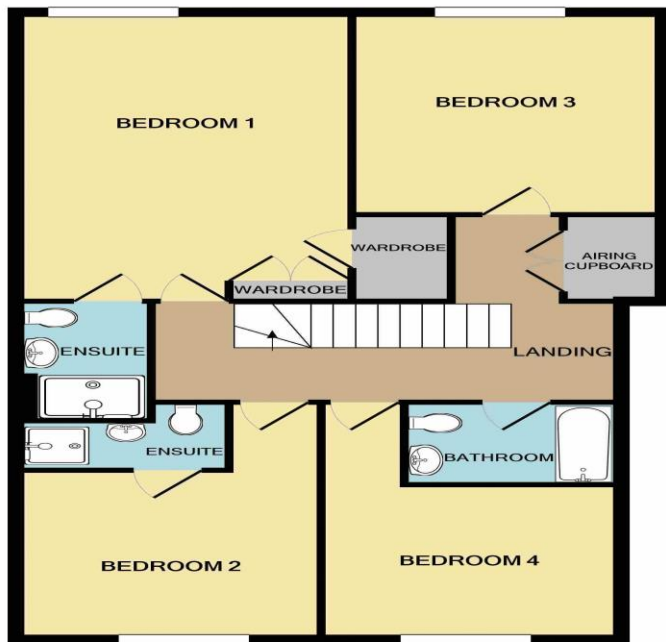
Langport Office 01458 252530
lettings@english-homes.co.uk

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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	79	
(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.