



12 The Acres
Martock, Somerset, TA12 6DD

Monthly Rental of £900pcm

2 bedrooms
Ref:EH000982



ENGLISH HOMES

www.english-homes.co.uk

Overview

- A Modern House
- Two Double Bedroom
- Lounge/Diner
- Kitchen
- Downstairs Cloakroom
- Bathroom
- Garden
- Allocated Parking
- Gas Central Heating and Double Glazing
- Available soon



A modern two bedroom house with allocated parking for two cars. Comprising: entrance hall, downstairs cloakroom, kitchen, lounge/diner, two double bedroom and bathroom. Enclosed garden with pedestrian gate to rear. Gas central heating and double glazing. Available soon.



Accommodation

Entrance Hall

Front door opening into hall, stairs to first floor, radiator, smoke alarm and doors to;

Downstairs Cloakroom

WC, wash hand basin, radiator, tiles and double glazed window.

Kitchen 9' 1" x 5' 7" (2.77m x 1.70m)

Range of wall, base and drawer units, worksurface over and inset stainless steel sink/drain unit, built-in electric oven and gas hob over, extractor fan, wall mounted gas fired boiler, space for fridge/freezer (PLEASE NOTE THE GAP IS ONLY 550mm), space and plumbing for washing machine, tiled splashbacks, tiled floor, radiator, consumer unit and double glazed window front aspect.

Lounge/Diner 11' 11" x 15' 5" (3.63m max x 4.71m max)

Double glazed sliding patio doors to rear, curtain rail and curtains, radiators, understairs cupboard, telephone point, tv point.





First Floor Landing

Access to loft (some boarding), doors to;

Bedroom 1 9' 11" x 9' 0" (3.02m max x 2.74m)

Double glazed window, curtain rail and curtains built-in wardrobe, built in airing cupboard housing hot water tank and shelving and radiator.

Bedroom 2 11' 11" x 9' 1" (3.63m x 2.78m)

Double glazed window, curtains rail and curtains, radiator.

Bathroom

Panelled bath, shower screen, electric shower, tiling, WC, wash hand basin, wall mounted mirror, floor tiles, extractor fan, chrome heated towel rail.

Outside

Path leading to front door, rear lawned garden with patio area shed and pedestrian rear gate. Two allocated parking spaces.

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 £207.

DEPOSIT/BOND

The deposit for this property will be £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/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.

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

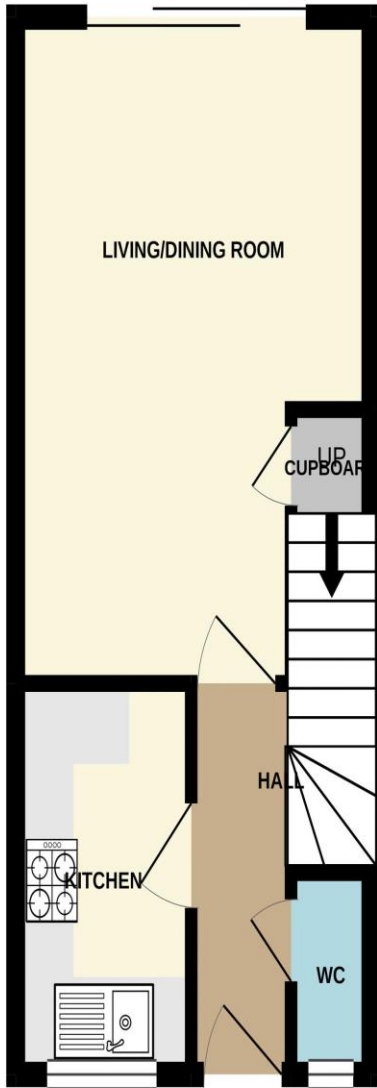
Disclaimers: Do please use aerial maps/images provided through our website to check out the location

before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties.

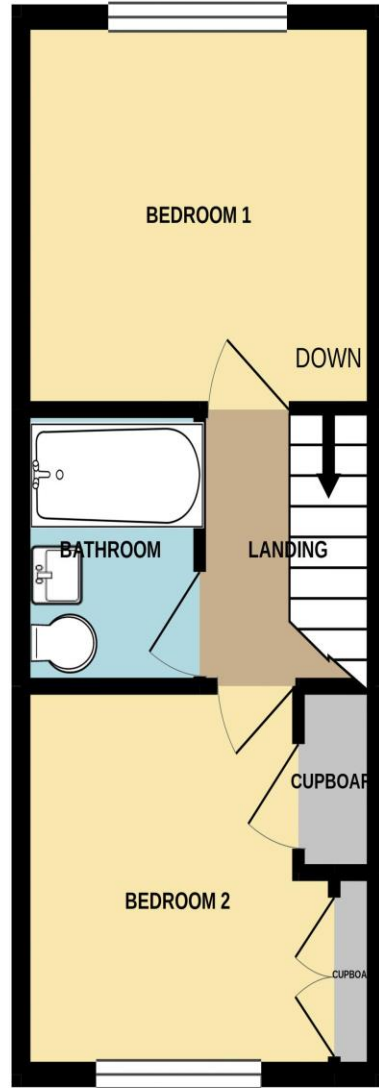
Broadband Speed:

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
273 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq.ft. (50.6 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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Energy Performance Certificate		HM Government	
<p>To: The Alton, MARLBOROUGH, RG12 9DD</p> <p>Building Address: 15, Marlborough Road, Marlborough, Wiltshire, RG12 9DD</p> <p>Rating: B</p> <p>Estimated energy costs of heating for 3 years: £ 2,144</p> <p>Estimated energy costs of hot water for 3 years: £ 400</p>			
<p>Lighting: 100% LED lighting</p> <p>Walls: 100% insulated</p> <p>Floors: 100% insulated</p> <p>Roof: 100% insulated</p> <p>Windows: 100% double glazed</p> <p>Doors: 100% insulated</p> <p>Heating: 100% gas</p> <p>Hot water: 100% gas</p> <p>Boiler: 100% condensing</p> <p>Controls: 100% TRV</p>	<p>Estimated energy costs of heating for 3 years: £ 2,144</p> <p>Estimated energy costs of hot water for 3 years: £ 400</p>	<p>Estimated energy costs of heating for 3 years: £ 2,144</p> <p>Estimated energy costs of hot water for 3 years: £ 400</p>	<p>Estimated energy costs of heating for 3 years: £ 2,144</p> <p>Estimated energy costs of hot water for 3 years: £ 400</p>
<p>Energy Performance Certificate (EPC) is a legal requirement for all properties that are let or sold. It provides information on the energy efficiency of a property and the potential for energy saving. The EPC is based on a standard set of assumptions and is not a guarantee of performance. The EPC is valid for 10 years.</p>			



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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