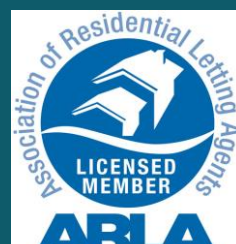


54 Polham Lane
Somerton, Somerset, TA11 6SP

Monthly Rental of
£950/£975pcm
2 bedrooms
Ref:EH001591



ENGLISH HOMES



www.english-homes.co.uk

Overview

- A mid terraced house
- 2 Double Bedrooms
- Living Room with wood burner
- Kitchen/Diner
- Modern Bathroom
- Enclosed Garden and Parking
- Gas Fired Central Heating
- Available from end of June '24



A mid terraced house benefiting from gardens and parking. The accommodation comprises entrance hallway, living room, kitchen, two bedrooms and bathroom. Gas fired central heating, wood burner and double glazing. Available end of June onwards



Accommodation

Entrance Hall

Front door to hall and door to;

Living Room

Window to front aspect, radiator, wood effect flooring, corner wood burning stove, under stairs cupboard, door to;

Kitchen/Diner

Dining Area
UPVC double glazed door to outside and open to;

Kitchen Area

Range of wall, base and drawer units with worksurface over, built in fridge/freezer, double oven and induction hob, stainless steel extractor hood, 1 1/2 bowl sink/drainer unit with mixer tap, space and plumbing for washing machine. Window to rear aspect.

First Floor Landing

Access to loft space, housing gas fired combination boiler, built in airing cupboard and shelves, doors to;



Bedroom 1

Window to front aspect, radiator, built in storage cupboard over stairs and built in wardrobes.

Bedroom 2

Window to rear aspect, radiator.

Bathroom

Panelled bath with shower attachment and shower screen, WC with storage vanity style cupboards, pedestrian wash hand basin, mirror, heated towel rail, tiling to splashbacks and window to rear aspect.

Outside

The front garden is laid to gravel with flower and shrub beds, steps and path lead to front door, wood store. To the rear the garden is enclosed with fencing, laid to patio with some raised flower and shrub beds, pedestrian gate to rear leading to allocated parking spaces/garden shed.

ASSURED SHORTHOLD TENANCY

Will be offered initially for 12 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 £219/225.

DEPOSIT/BOND

The deposit for this property will be £1096.15/£1125. 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:

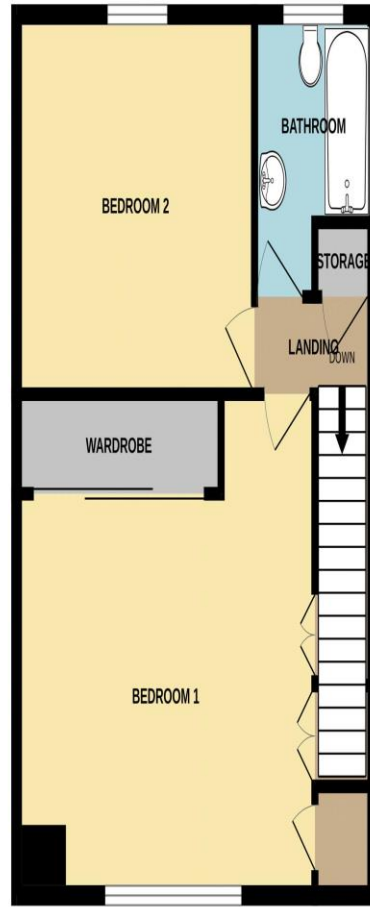
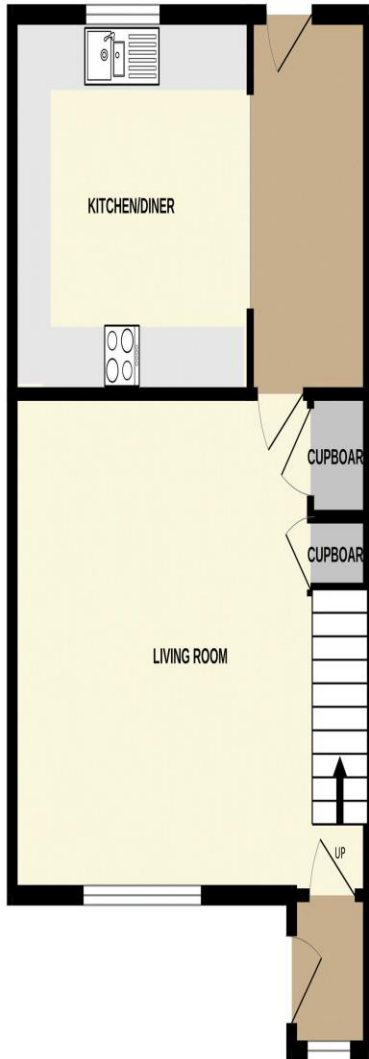
Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties.

Broadband Speed:

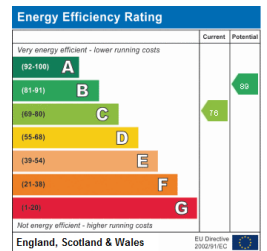
If you search Google for 'broadband speed postcode' you will find many sites which will give the broadband speed of any postcode in UK but can vary depending on supplier and contracts paid for/available.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 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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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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