



66 Lampreys Lane
South Petherton, Somerset, TA13 5DU

Monthly Rental of £1150pcm

3 bedrooms
Ref:EH001461



ENGLISH HOMES

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Overview

- 3 bedroom property
- 2 Bedrooms with built in wardrobes
- Lounge
- Double glazing
- Gas central heating
- 2 allocated parking spaces
- Enclosed back garden
- Cloakroom
- Available mid - end of July 2024



A modern three bedroom semi-detached house with enclosed rear garden and pedestrian gate to 2 allocated parking spaces. The property comprises, hall, living room, kitchen, cloakroom, three bedrooms, two with built-in wardrobes and bathroom, gas central heating and double glazing. Available mid - end of July 2024



Accommodation:

A storm porch protects a uPVC double glazed door opening to;

Entrance Hall

uPVC double glazed window to side with net curtain, carpet, radiator, telephone point, consumer unit, Hive control, radiator, door to;

Lounge 16' 6" x 12' 4" (5.02m x 3.75m)

uPVC double glazed window to the front with net curtain and curtains on pole, 2 x radiators, carpet, tv aerial, telephone point, smoke alarm, under stairs cupboard, door to;

Hallway

uPVC glazed door to rear garden, carpet, dado rail, cupboard with shelf and rail, door to;

Kitchen 9' 5" x 8' 3" (2.88m x 2.51m)

uPVC double glazed window to rear, radiator, stainless steel sink with mixer tap, electric four ring hob with electric oven under, tiles to splash prone areas, wall mounted & under counter, drawer cupboard units, ornate glass wall mounted unit, ceiling extractor fan, space and plumbing for washing machine, free standing fridge/freezer, Worcester Gas boiler, CO alarm, under counter lights and spotlights.



Cloakroom

uPVC double glazed opaque window to the rear with net curtain, radiator, toilet roll holder, towel holder, wash basin with cupboard under and mirror over, tiles to splash prone areas.

Landing

uPVC window to side with net and curtain rail, radiator, smoke alarm, cupboard with shelves, doors to;

Bedroom 1 13' 3" x 9' 2" (4.05m x 2.8m)

uPVC double glazed window to the front with net curtain and curtain pole, radiator, tv aerial point, telephone point, spotlights, carpet, built in wardrobe with rail and shelf.

Bedroom 2 9' 8" x 9' 2" (2.94m x 2.8m)

uPVC double glazed window to the rear with net curtain and curtain rail, radiator, carpet, centre light fitting, built in wardrobe with hanging rail and shelf.

Bedroom 3 8' 9" x 5' 11" (2.67m x 1.81m)

uPVC double glazed window to the rear with net curtain and pole, radiator, carpet, telephone point, spotlights.

Bathroom

uPVC double glazed opaque window to the rear, lino flooring, pink suite comprising of pedestal wash basin, mirror over, toothbrush/cup holder, radiator, shelves with cupboard under, bath with mains shower to one end, shower curtain, tiles to splash prone areas, spotlights.



Outside

Front: Paved frontage with a low maintenance flower bed border. Rear: Gate to 2 allocated parking spaces, fence to boundaries, walled plant borders and gravel areas to either side of path to back door, 2 x lights either side of door, empty plastic storage box, patio area and path to a small shed at the side.

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 £265.

DEPOSIT/BOND

The deposit for this property will be £1326.92 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. Some pets will be considered by the Landlord.

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

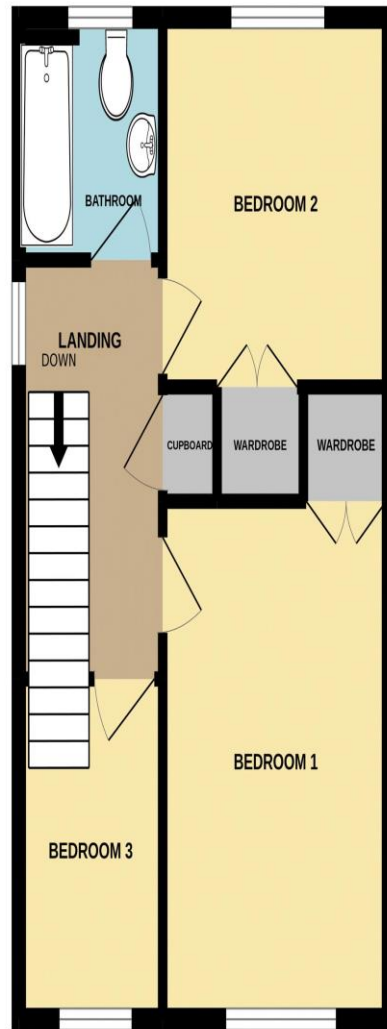
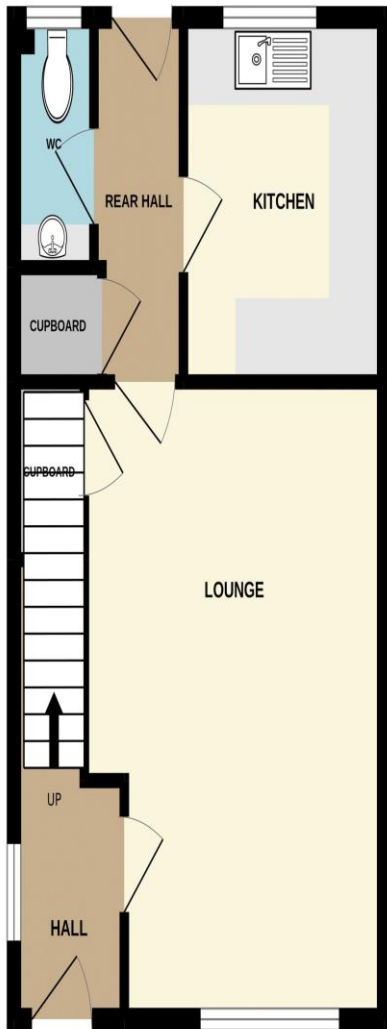
Disclaimers: Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties.

Broadband Speed:

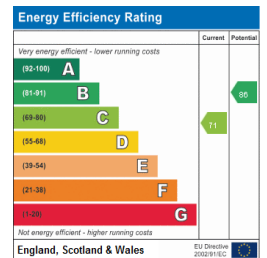
If you search Google for 'broadband speed postcode' you will find many sites which will give the broadband speed of any postcode in UK but can vary depending on supplier and contracts paid for/available.

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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