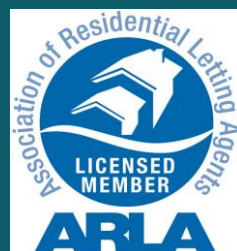




7 Barrymore Close  
Langport, Somerset, TA10 9TB

Monthly Rental of £950pcm

3 bedrooms  
Ref:EH001064



ENGLISH HOMES

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## Overview

A semi-detached House

3 Bedrooms

Living/Dining Room

Kitchen

Gardens to 3 Sides

Garage and Driveway Parking

Available end of July/early August  
2024



A modern three bedroom semi-detached house benefiting from gardens, garage and parking. Accommodation comprises: entrance porch, hallway, living/dining room, kitchen, three bedrooms, bathroom and separate WC. Available end of July/early August 2024.



### Accommodation

#### Entrance Porch

Window to side, tiled floor and door to;

#### Hallway

Stairs to first floor, under stairs cupboard, radiator and doors to;

#### Living Room/Dining Room

Open plan

Living Area 11' 9" x 11' 7" (3.58m x 3.54m)

Dining Area 10' 6" x 8' 10" (3.20m x 2.70m)

Window to front aspect, window to side, patio doors to rear and two radiators.

Kitchen 9' 8" x 8' 10" (2.95m x 2.70m)

Range of base, wall and drawer units with worksurface over, inset with stainless steel sink and drainer unit, electric double oven and hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer. Window to rear and part glazed back door to garden.

#### First Floor Landing

Airing cupboard with hot water tank and shelving, loft hatch and doors to;



Bedroom 1 10' 5" x 8' 6" (3.18m x 2.59m)  
Window to front aspect and radiator.

Bedroom 2 9' 11" x 8' 11" (3.02m x 2.71m)  
Window to rear aspect and radiator.

Bedroom 3 9' 5" x 4' 8" (2.87m x 1.42m) Maximum  
Built in cupboard over stairs (restricted floor area)  
window to front aspect and radiator.

**Bathroom**  
Panelled bath with electric shower over, shower  
screen, pedestal wash hand basin, radiator and  
window to rear.

**WC**  
Window to rear aspect and WC.

**Outside**  
Front Garden  
The property has a path leading to front door and is  
planted with mature shrubs and flowers.

**Side and Rear Gardens**  
The side garden is mainly gravelled with a shed and  
the rear is lawned,. A path leads to rear pedestrian  
gate.

**Garage and Parking**  
There is one single garage with up and over door,  
power and light, To the front the driveway provides  
an additional parking space.



**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 £219.

**DEPOSIT/BOND**  
The deposit for this property will be £1096.15 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 may be considered.

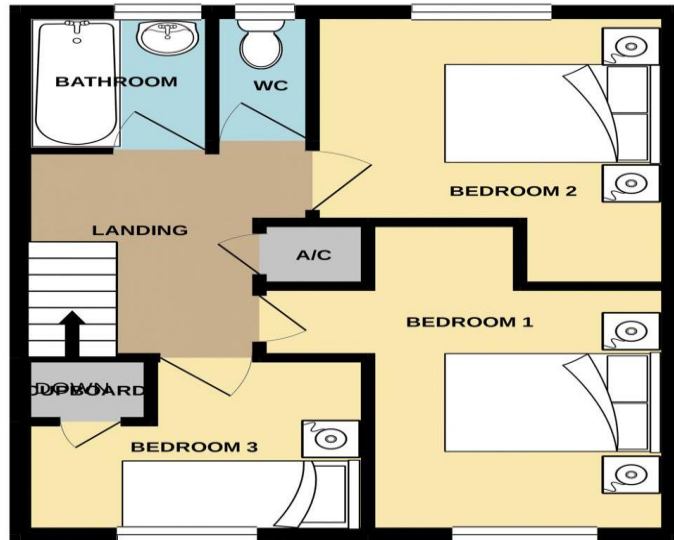
**INVENTORY, CHECK-IN, CHECK-OUT**  
Will be carried out by a member of the Association of  
Independent Inventory Clerks if requested by the  
landlord.

**VIEWINGS BY APPOINTMENT**  
Langport Office 01458 252530  
lettings@english-homes.co.uk

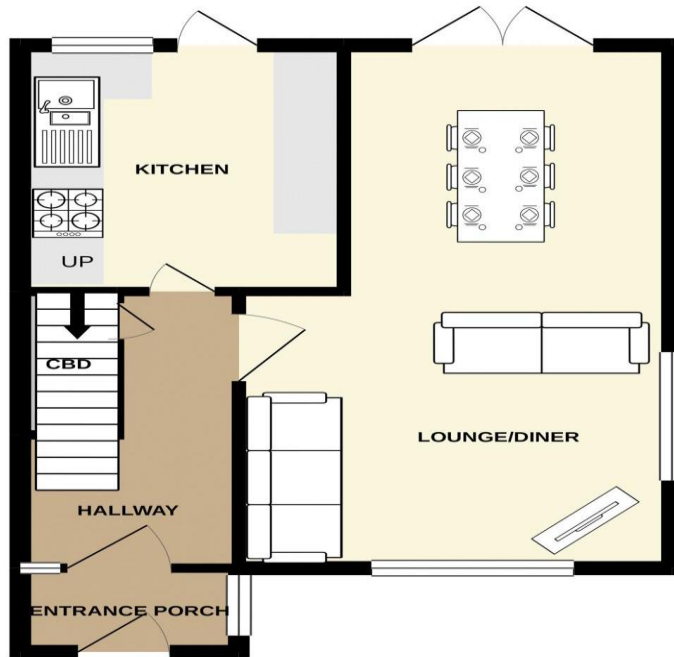
**Disclaimers:** Do please use aerial maps/images  
provided through our website to check out the location  
before travelling any great distance. We do not carry  
out hazardous substances surveys before marketing  
properties.

**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.

1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

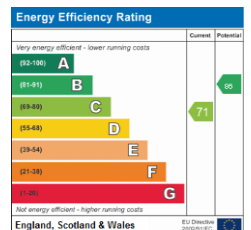


GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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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.