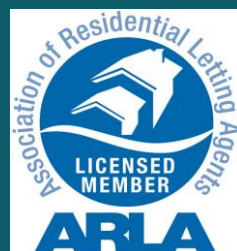




48 Higher Beadon  
Merriott, Somerset, TA16 5QU

Monthly Rental of £1200

2 bedrooms  
Ref:EH000938



ENGLISH HOMES

[www.english-homes.co.uk](http://www.english-homes.co.uk)



## Overview

- A Detached Bungalow
- 2 Double Bedrooms
- Living Room
- Kitchen/Diner
- Bathroom
- Gardens & Parking
- Some Pets Considered
- Available late August



A detached bungalow recently updated throughout. The property comprises: entrance hall, living room, kitchen/diner, two double bedrooms and a bathroom. Outside the gardens are lawned and there is parking available for two average sized cars in tandem. Gas central heating and double glazed. Some Pets considered. Available late August 2024



### Accommodation

#### Entrance hallway

Front door opening into hall, side glazed panel, radiator, meter box and consumer unit, access to loft (ladder and some boarding and combination gas fired boiler). Doors to;

Living Room 15' 0" x 12' 11" max (4.56m x 3.93m) max reducing to 3.49m

Double glazed window to front aspect, feature fire place (no fire), radiator, tv point and telephone point.

Kitchen/Diner 19' 0" x 11' 0" (5.78m x 3.35m) max reducing to 2.89m)

Range of wall, base and drawer units, wooden work surface over and inset 1 1/4 bowl sink unit, mixer tap, boiling water tap, freestanding drainer, built in electric oven, 5 ring gas hob, stainless steel splashback, stainless steel extractor over, tiled splashbacks, space for fridge/freezer, space and plumbing for washing machine. Breakfast bar and cupboards under, wine rack, two bar stalls. Double glazed windows to rear, back door. TV point and radiator.

Bedroom 1 14' 1" x 10' 11" (4.29m x 3.34m)

Double glazed window to front aspect, radiator, tv point.



Bedroom 2 10' 0" x 9' 11" (3.04m x 3.03m) excluding recess. Double glazed window to rear aspect, radiator, tv point.

**Bathroom**

Bath with wall mounted shower over, shower curtain, vanity style wash hand basin, WC, tiled flooring, tiled splashbacks, chrome heated towel rail, shelving unit, window to rear aspect.

**Outside- Gardens and Parking**

Lawned gardens to front and rear, path to front door, driveway parking (The Garage is not included).

**Agents Note**

**The owner/landlord of this property works for English homes and is therefore a connected person.**

**ASSURED SHORTHOLD TENANCY**

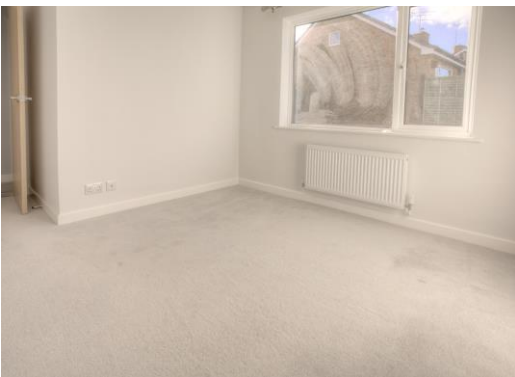
Long Term Let available - Will be offered initially for 6 months and then on a month to month basis.

**HOLDING FEE**

We will require a holding fee equivalent to 1 weeks rent. The holding fee for this property will be £276.92.

**DEPOSIT/BOND**

The deposit for this property will be £1384.61. 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/HMO/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:**

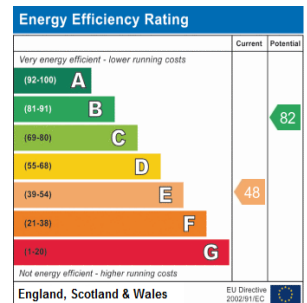
Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties. Broadband Speed:

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



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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