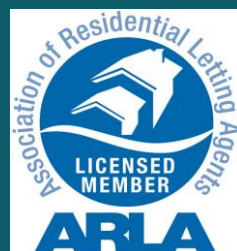




Kinondoni, Pitney,
Langport, Somerset, TA10 9AG

Monthly Rental of £1300

2 bedrooms
Ref:EH001909



ENGLISH HOMES

www.english-homes.co.uk

Overview

- A Detached Bungalow
- Two Bedrooms
- Living/Dining Room with fireplace
- Kitchen
- Entrance/Sunroom
- Utility Area and Bathroom
- Gardens, Garaging and Parking
- Available July onwards.



A detached two bedroom property benefiting from gardens and garage. The internal accommodation comprises: entrance/sunroom, kitchen, living/dining room, two bedrooms, bathroom and inner hall/utility area. Available for rental from July 24 onwards.



Accommodation

Entrance Sunroom

Dwarf wall, glazed windows to 3 sides, UPVC door, tiled floor and door to;

Kitchen

Double glazed window, blind, range of wall, base and drawer units, worksurface over, inset stainless steel sink drainer unit, electric hob and single built in oven, extractor over, built in larder style cupboard, smoke alarm. Sliding door to;

Living/Dining Room

Dual aspect double glazed windows, French doors to patio, curtain poles and curtains, electric heaters x 2, Fireplace with log burner and stone surround and hearth, tv point and telephone point, doors to;

Bedroom 2

Two double glazed windows, curtain poles and curtains, electric heater.

Bedroom 1

Two double glazed windows, curtain poles and curtains, electric heater, tv point and telephone point.



Bathroom

Shower cubicle with electric shower over, tiling, pedestal wash hand basin, WC, extractor, wall mounted cabinet with mirror front, built in storage cupboard.

Hall/Utility Area

Inner hall, with door to porch, space and plumbing for washing machine, loft hatch. Porch with door to gardens.

Outside

Garage and Parking

The property is accessed by a gated driveway with ample parking for several cars, single garage with up and over door.

Gardens

The bungalow has garden areas to all sides, comprising lawned areas, raised beds, small trees, shrubs and flower beds. Patio area, washing line, log store and stone wall.

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 £300

DEPOSIT/BOND

The deposit for this property will be £1500.00. 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

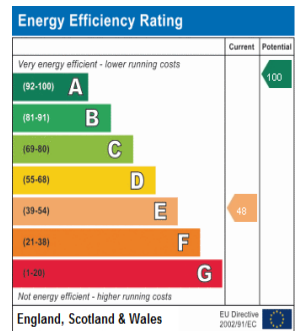
Disclaimers: Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties.

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



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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