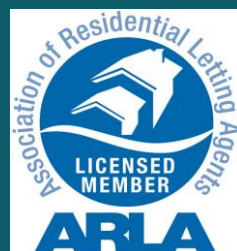




42 Maple Road, Curry Rivel,  
Langport, Somerset, TA10 0AG

Monthly Rental of £1800

4 bedrooms  
Ref:EH001650



ENGLISH HOMES

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## Overview

Detached 4 bed house

Master Ensuite

Kitchen/Diner with island

Downstairs Cloakroom

Rear enclosed garden

Garage with vehicle power point  
and Parking

EPC Band C & Council Tax Band E

Available from Mid Oct 2024



A four bedroom detached house situated in a cul-de-sac location and benefitting from with garden, garage and parking. Accommodation comprises: Entrance Hallway, cloakroom, kitchen/diner and living room. Upstairs the master bedroom is ensuite, three further bedrooms and bathroom. Outside there is an enclosed garden, single garage with vehicle power point and parking. Available from Mid October 2024



### Accommodation

Path leading to uPVC front door with glass panel window and window to one side, tiled storm porch over, security sensor light, lawn to either side, hedge to borders.

### Entrance Hall

Front door opening into hall, tiled flooring, carpeted stairs to first floor, smoke alarm, radiator, window to front, central heating control unit, door to;

### Cloakroom

Tiled floor, WC, vanity wash hand basin unit with cupboard under and mirror over, light over, toilet roll holder, radiator, towel rail, extractor fan and coat hooks on door.

### Lounge

Window to front with blind, French doors to rear with half windows to either side, curtains and pole, 2 radiators, aerial point, telephone point and USB charging points.

### Kitchen/Diner

Tiled floor, windows to front and rear with blinds, 2 radiators, island with cupboard under and space for seating. Range of soft closing wall, base and drawer units, stone work surface over, LED strip lighting to underside of kitchen wall units, 1 1/4 bowl sink/drainage unit, built in fridge/freezer, induction hob with extractor hood over, double oven, built in dishwasher, spot lights, USB charging points and pendant light.



**Utility room**

Tiled floor, work surface with space under for tumble dryer and space and plumbing for washing machine and cupboard unit over, coat cupboard with shelving, hooks and master telecom socket, radiator and part glazed door to rear garden.

**Landing**

Carpet, radiator, smoke alarm and doors leading to;

**Master Bedroom**

Carpet, window to rear with blind, radiator, fitted wardrobes with 2 mirrored sliding doors, central heating control unit, USB charging points, TV aerial point, telephone point and door to;

**Ensuite**

Vinyl floor, window with shelf, wall mounted wash hand basin with mirror and light over, extendable magnified mirror, extractor fan, double shower cubicle with sliding door, tiled splash backs, mains shower with waterfall shower head, heated towel rail, spot lights.

**Bedroom 2**

Window to the rear with blind, curtain pole, radiator and tv aerial point.

**Bedroom 3**

Window to the front with blind, radiator and tv aerial point.

**Bedroom 4**

Window to the front with blind, radiator.

**Bathroom**

Window, panelled bath, tiled splashback with mains shower, shower screen, WC, spots lights, wall mounted wash hand basin with mirror and light over, toilet roll holder, heated towel rail, extractor fan and vanity cupboard with mirror.


**Outside**
**Rear Garden**

The rear garden is lawned with paved patio, fencing and walls to boundaries, side pedestrian gate. Area behind garage for bins. outside tap, security sensor light. Driveway with outside tap, meters. Garage with light and power, electric charger point for vehicles.

**ASSURED SHORTHOLD TENANCY**

Will be offered initially for 12 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 is £415.

**DEPOSIT/BOND**

The deposit for this property will be £2076.92. 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.

**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  
homes.co.uk

lettings@english-

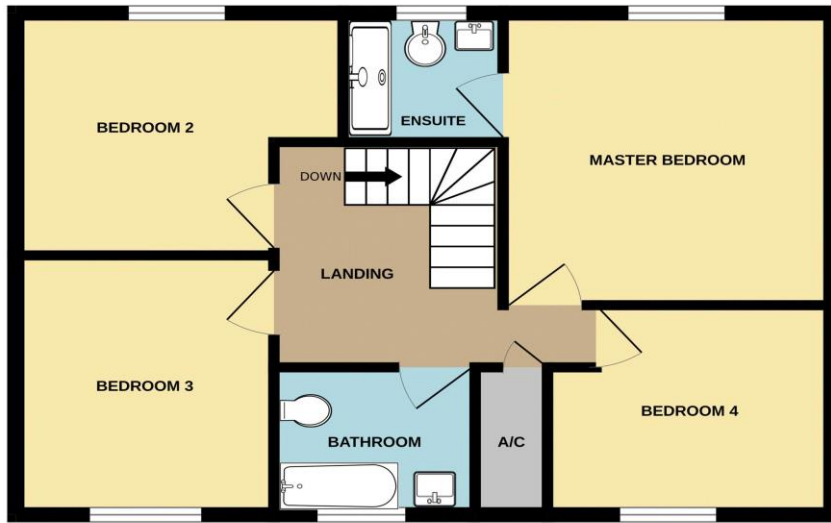
**Disclaimers:**

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.

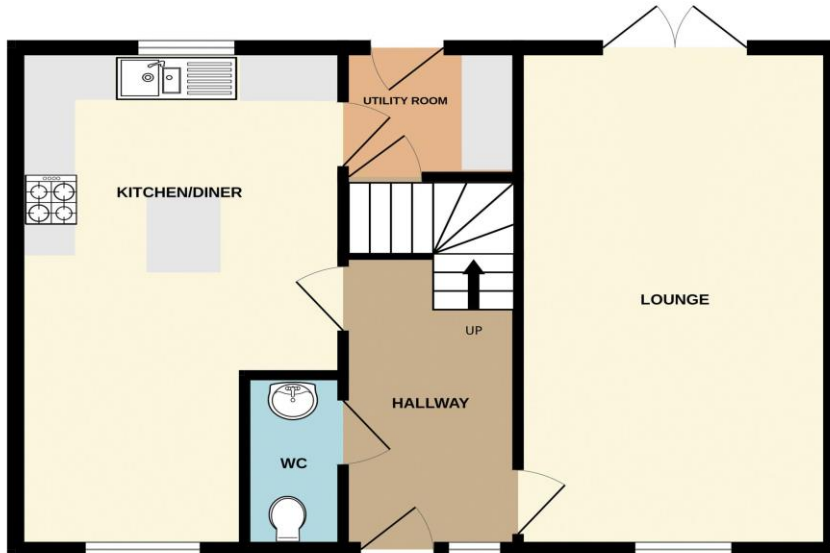
Broadband Speed:

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



## 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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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