



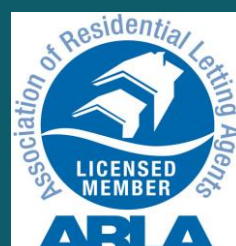
The Gatehouse, The Hill,
Langport, Somerset, TA10 9PU

Monthly Rental
£1600/£1650pcm

3 bedrooms
Ref:EH001669



ENGLISH HOMES



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Overview

- A period Property with character
- 3 Double bedrooms
- Master with dressing area and ensuite bathroom
- EPC rating - D
- Council Tax rating - E
- Living/Dining Room
- Kitchen/Breakfast Room
- Entrance Hall with utility area and WC
- Garden and Parking
- Available from October 2024



A period property located in a popular area of Langport benefitting from character, garden and parking, gas central heating and views over countryside and the surrounding areas from both the front and rear. Accommodation comprises: entrance hall with utility area, downstairs cloakroom, kitchen/breakfast, living dining room, 3 bedrooms - master with dressing area and ensuite bathroom, family bathroom, gardens and parking. Available October 2024.



Accommodation

Entering the property from the door at the rear of the property. The property has been freshly painted throughout with new carpets up the stairs and to the upstairs. The property has character windows through-out, painted beams, multifuel burner in the living room, stone walls and ornate archways and doors. Benefiting from gas fired central heating, gardens and parking.

Entrance Hallway & Utility Area

Stairs to first floor, cupboard under, radiator, tiled flooring, window to front and rear aspect, worksurface over and storage cupboard and inset with Belfast sink, wall cupboard housing gas meter and shelves, washing machine (gifted), space for fridge/freezer (may be available to a tenant), wall mounted consumer unit, door to living room and door to Cloakroom.

Downstairs Cloakroom

Built in under the stairs, WC, wash hand basin and tiled splashback.

Living Room/Dining Room 29' 0" x 17' 8" (8.84m x 5.38m)
Irregular shaped room - maximum measurements. Side door, rear patio doors, 4 windows to front, 2 windows to rear and one to side, 3 x radiators, multi fuel burner/flue and hearth, built in cupboard and glass shelving over, freestanding dresser, tv point, telephone point, smoke alarm and step down to;





Kitchen/Breakfast Room 11' 8" x 18' 3" (3.56m x 5.56m)
irregular shaped rooms with some curved walls. Maximum measurements. Stone walls with feature arch/doors, feature glazed windows and patio doors to garden. Range of wall, base and drawer units, wooden work surface over and inset electric range double oven cooker. Wooden island with shelf under, wooden flooring, space and plumbing for washing machine.

First Floor Landing
stairs up with half landings, 2 windows, cupboard housing gas fired central heating boiler, CO alarm, Smoke Alarm, storage cupboard with shelving, loft hatch, radiator and doors to;

Bathroom 3 15' 1" x 8' 2" (4.60m x 2.49m)
Window to rear aspect, built in wardrobe, radiator and curtain pole.

Bedroom 2 21' 10" x 7' 11" (6.66m x 2.42m)
Maximum measurements - irregular shaped room. Two windows to front aspect, two radiators, curtain poles, telephone point, tv point, built in wardrobe/storage cupboard with auto light.

Bedroom 1 with dressing area and ensuite 18' 8" x 14' 4" (5.69m x 4.38m)
Maximum measurements - irregular shaped room. Door to inner hall, with radiator, arch to bedroom, steps down, windows to front and rear, 2 x radiators, bay window to side aspect, telephone point and tv point. Arch to: Dressing room with one shelved unit built in and one wardrobe with rail built in. Arch to; Ensuite Bathroom with roll top slipper bath with claw leg set with mixer tap and shower attachment, a pedestal wash hand basin, WC, tiled splashbacks, chrome heated radiator and towel rail, window to front aspect and tiled floor.

Bathroom



Window to front aspect, radiator, panelled bath with mixer tap, WC, pedestal wash hand basin, chrome heated towel rail, storage cupboard and glass shelves over, shower cubicle with mains shower, shower screen, tiled splashbacks, tiled floor and wall mounted mirror and light.

Outside

Front of Property and Parking
The front of the property has raised flower and shrub beds with stone walls around, wooden feature gates, and ornate windows. Leading to iron gates opening onto side paved driveway.

Rear of Property
Gated access to rear with iron railings, lawned garden, patio areas, raised flower and shrub beds with stone walls, small trees and wood/bin store. There is also a bench.

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 £369/£380.

DEPOSIT/BOND

The deposit for this property will be £1846.15/£1903.85. 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.

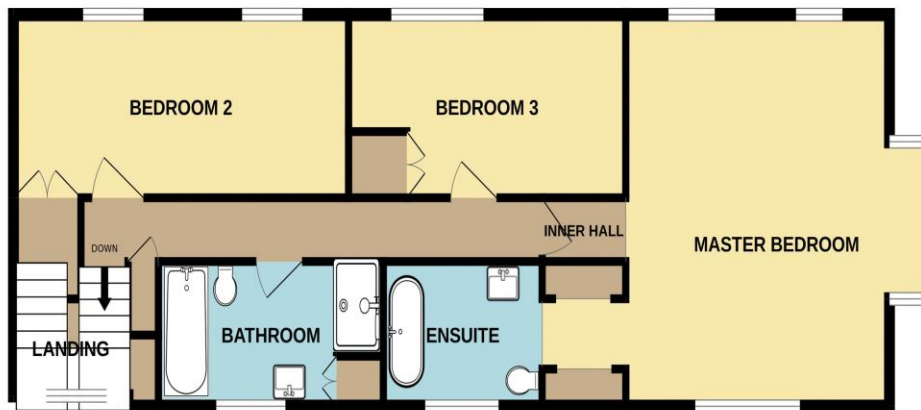
AGENTS NOTES:

Tenants should note that the white goods are gifted for the duration of the tenancy, if they go wrong, they will not be repaired or replaced by the Landlord. Tenants are asked to notify the Landlord before removing them.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-104)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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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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