



10 Redwood Grange
Langport, Somerset, TA10 9BF

Monthly Rent of £925.00

2 bedrooms
Ref:EH001894



ENGLISH HOMES

www.english-homes.co.uk

Overview

- 2 Double bedroom apartment
- First Floor Period Property
- Gas central heating
- 2 Allocated parking spaces
- Open Plan kitchen/living area
- Double glazing
- Council Tax Band B & EPC Band B
- Available October 2024



A 2 double bedroom apartment situated in the historic building of Redwood Grange. There is a grand entrance to the property with a large stained glass window. On entering the property there is an open plan kitchen/living room, bathroom and 2 double bedrooms. The property benefits from 2 allocated parking spaces, telephone entry system, period features, double glazing and gas central heating. Available October 24.



ACCOMMODATION:

Spacious communal entrance hallway with attractive stairwell to the property with a large stained glass window.

Hallway:

Wardrobe with hanging rail and shelving above, telephone point, telephone entry system, radiator, smoke detector, stairs down to the bedroom and doors leading off to:

Open Plan Living Room/Kitchen: 16' 3" x 14' 10"
(4.95m x 4.52m)

L Shaped Max measurements. 2 rear aspect double glazed Sash windows, radiator, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, stainless steel gas hob and electric oven, stainless steel extractor hood over, integrated slimline dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, gas combination boiler, spot lights, smoke detector and CO alarm.

Bathroom:

Bath with side panel, mixer taps, shower over, glass shower screen, low level dual flush toilet with



concealed cistern, vanity wash hand basin with mixer taps, heated towel rail, inset spot lights, extractor fan.

Bedroom 1 13' 0" x 11' 11" (3.95m x 3.62m)
Max measurements. Rear aspect double glazed sash window, radiator, built in wardrobe.

Bedroom 2: 10' 10" x 10' 2" (3.31m x 3.09m)
L Shaped max measurements. Front aspect double glazed Sash window, radiator, storage cupboard, loft hatch access.

Parking

There are two allocated parking spaces to the front of the property.

Services:

Mains electricity, gas, water and drainage.

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 £213.

DEPOSIT/BOND

The deposit for this property will be £1067.30. 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

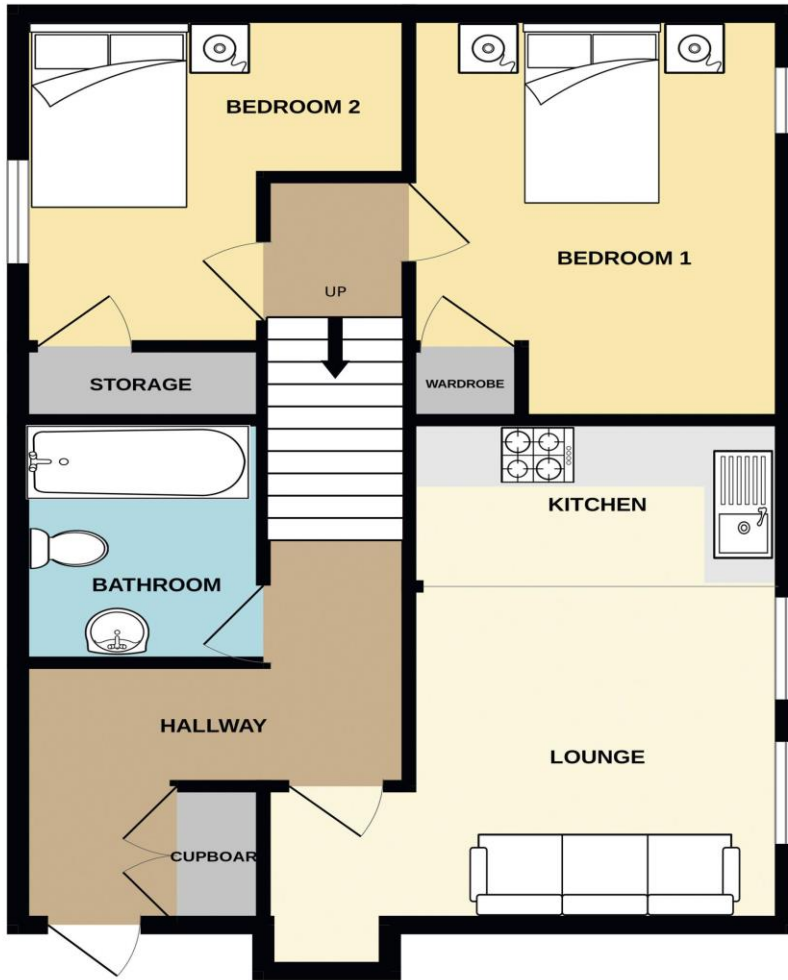
out hazardous substances surveys before marketing properties.

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

A tenant should note that the landlord will be looking to sell the property in the spring 2025 and access would be required for viewings from time to time.

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)	A		
(81-91)	B	62	62
(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			



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.