



3 Dairy Court,
Somerton, Somerset, TA11 6FR

Monthly Rental of £900

2 bedrooms
Ref:EH001252



ENGLISH HOMES

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Overview

Terraced House built in 2021

Two Bedrooms

Living/Dining Room

Downstairs Cloakroom

Two allocated Parking Spaces

Rear Garden with pedestrian gate

EPC Band B and Council Tax Band B

Available from End May 2025



Built in 2021, this modern two bedroom house is available to let from End May 2025. Accommodation comprises, hallway, downstairs cloakroom, kitchen, living/dining room, two bedrooms and bathroom. Outside the property has a rear garden with pedestrian gate to rear and two allocated parking spaces.



Accommodation

Hallway

Front door opening into hall, stairs to first floor, wood effect click vinyl flooring, radiator, doors to:

Downstairs Cloakroom

WC, corner wash hand basin, wall mounted mirrored cupboard, radiator.

Kitchen 10' 10" x 6' 9" (3.29m x 2.05m)

Range of wall, base and drawer units with worksurface over and inset with oven, induction hob and extractor hood over, free standing fridge/freezer, washer/dryer and dishwasher, tiled splashbacks, fitted shelves - pan rack etc, radiator, wall mounted gas fired boiler, click vinyl wood effect flooring and double glazed window and blind.

Living/Dining Room L-Shaped Room 15' 3" x 10' 11" (4.66m x 3.34m) & 9'7" x 3'3" (2.93 x 0.98m)

Double glazed French patio doors with side glazed panels, click vinyl wood effect flooring, understairs storage cupboard.

First Floor Landing



Loft hatch - loft not to be used, storage cupboard and doors to;

Bedroom 1 14' 2" x 9' 7" (4.31m x 2.93m)
Double glazed window to rear aspect, radiator, fitted curtain pole and curtains, freestanding wardrobe.

Bedroom 2 14' 2" x 8' 3" max (4.31m x 2.52m max)
Double glazed window to front aspect, fitted curtain pole and curtains, radiator.

Bathroom
L - Shaped room, Panelled bath with mixer tap, main shower, glass shower screen, tiled to splash backs, chrome heated towel rail, vanity style wash hand basin/cabinet, WC, extractor fan and wall mounted mirror.

Outside
Paved path leading to front door, allocated parking for two cars, rear garden with paved patio area and path, lawned garden, wooden shed (lawn mower included) and shelved area, washing line, pedestrian rear wooden gate and enclosed with wooden fencing.

Agents Notes
Tenants should be aware that the property is opposite a childrens play area and a fire stations. There is a local shop near to the property. Please ask agents for full details of covenants effecting the property.



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 £207.

DEPOSIT/BOND

The deposit for this property will be £1038.46. 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

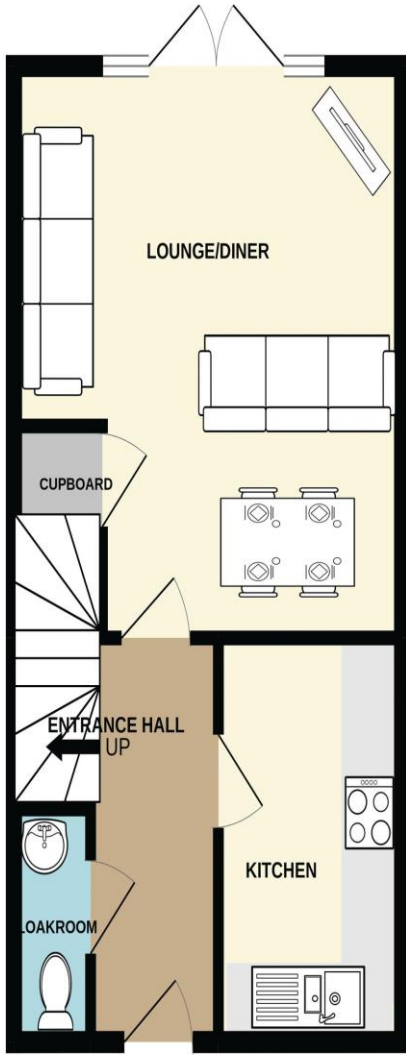
Langport Office 01458 252530
lettings@english-homes.co.uk

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

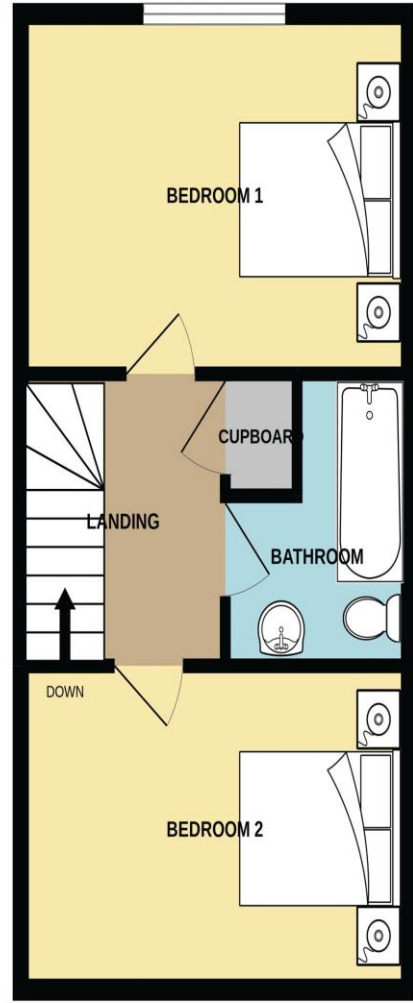
out hazardous substances surveys before marketing properties.

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



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			
(92-100)	A		97
(81-91)	B	84	
(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.

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