



Cheapside

Langport, TA10 9PW

Current Council Tax Band A
1 bedroom
P1839

Monthly Rental Of £525



Two storey flat

Ensuite Bathroom

Kitchen/diner

Available end of August

1 Bedroom

Separate shower room

Sitting room

Long term let

A two storey top floor flat with kitchen diner, sitting room, study, modern shower room, master bedroom with ensuite bathroom. Long term let.

Accommodation

Timber front door opens to an entrance porch with timber glazed door opening to

Communal hall

Concealed electric meters, space for post, carpeted stairs to

Communal sitting/reading area

Timber glazed window, Chesterfield leather chair, book case, stairs to

Front door

A timber glazed door opens to carpeted stairs leading to

Study area 7'3" by 6'10" (2m 21cm x 2m 8cm) MAX
Fitted carpet, night storage heater, timber glazed window, book shelves, stairs to

Hallway

Fitted carpet, intercom for the front door, doors to

Shower room

A modern suite with shower cubicle with electric shower, wash basin with storage below, close coupled WC, large mirror, extractor fan.

Kitchen/dining room 13'0" by 11'0" (3m 96cm x 3m 35cm)

Ample storage cupboard below roll edged worktops, stainless steel sink, washing machine, fridge freezer, timber double glazed window, space for cooker, table and four chairs, night storage heater, doorway to

Sitting room 17'10" by 14'3" (5m 44cm x 4m 34cm)

This room is a quirky curved shape that really gives the feeling that you are living in cornershop. Fitted carpet, two night storage heaters, two secondary glazed windows.

Upstairs

From the hall carpeted stairs lead to

Bedroom one 12'1" by 10'8" (3m 68cm x 3m 25cm)

This room has added character with exposed beams and A frame and a Velux skylight with views over the Langport's high street, out to the viaduct and adjoining farmland. Fitted carpet, triple wardrobes, air conditioner, door to

Ensuite bathroom

White suite with Jacuzzi bath, pedestal washbasin, close couple WC, small airing cupboard, heated towel rail, exposed beams.

Agents note

Due to the unusual and irregular shapes of the rooms the measurements are more approximate than usual.

ASSURED SHORTHOLD TENANCY

Will be offered initially for 6 months and then on a month to month basis.

REFERENCE CHECKING

Will be carried out using a professional referencing agent. The fee for this is £120 incl. VAT for each person on the tenancy agreement.





DEPOSIT/BOND

The deposit for this property will be £787.50 This will be held by Deposit Protection Services DPS, a government approved independent custodial scheme.

DSS/Smokers/Pets/HMO/Aged 18/Residency permit

The landlord requests that we do not put forward applications from DSS, smokers, or those with dogs, cats or caged pets. We are not permitted to rent 'Houses of Multiple Occupancy'. Examples include: " A non-married couple renting a bedroom and another unrelated individual in a second bedroom, then the house consists of three people and two households = HMO v. Three friends sharing a house, then the house consists of three people and three households = HMO vi. A married couple renting with another person, then the house consists of three people and two households = HMO " All occupants over the age of 18 must be individually reference checked and named on the tenancy agreement as responsible adults. All tenants must be permitted to live & work in UK for the duration of the tenancy.

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

info@english-homes.co.uk

Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. 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, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



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