



The Dower House
Long Sutton, Somerset, TA10 9HT

Monthly Rental of £900

2 bedrooms
Ref:EH000382



ENGLISH HOMES

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The Dower House

Long Sutton, Somerset, TA10 9HT

Current Council Tax Band D
EPC Band E

Overview

Single Storey Period Property with Character
Recently refitted through out
Modern kitchen
Bathroom with separate Shower
Living Room
Two Bedrooms
Parking available to the rear
Gravelled Garden Area to the Front
Available Now



Recently modernised throughout this single storey period property offers good sized accommodation comprising, living room, kitchen, two bedrooms and bathroom. Parking available and gravelled garden area. Available Now



ACCOMMODATION

Front door opening into;

Hallway

Feature Window, underfloor heating, wooden flooring, built in cloak cupboard - fuse box, coat hooks, shelf. leading to;

Kitchen 13' 0" max x 9' 1" (3.96m x 2.77m)

Range of wall, base and drawer units with worksurface over and inset with stainless steel 1 1/4 bowl sink/drain unit, mixer tap, tiling, built in electric oven, hob and stainless steel extractor over, integrated fridge/freezer, washing machine and dishwasher, plate rack, breakfast bar, wooden flooring and under floor heating, vaulted ceiling, smoke alarm and window to front aspect.

Living Room 13' 1" x 11' 9" (3.99m x 3.57m)

Feature window to front aspect, wooden flooring and underfloor heating, vaulted ceiling, stone fireplace inset with electric fire - (multi-fuel burner effect), tv point and telephone point.

Bedroom 1 12' 11" x 10' 4" (3.94m x 3.16m)

Front aspect feature window, underfloor heating, wooden flooring, vaulted ceiling and tv point.



Bedroom 2 11' 1" x 9' 0" max (3.37m x 2.75m)
Window to rear aspect, wooden flooring, underfloor heating and tv point.

Bathroom 9' 3" x 7' 0" (2.81m x 2.14m)
Bath with mixer tap and additional hand held shower attachment, WC, vanity style wash hand basin, corner shower unit with mains shower and separate hand held attachment, tiling, wooden flooring, wall mounted mirror, wall mounted light and shaver point, chrome heated towel rail, underfloor heating and wooden flooring, extractor fan and window to rear aspect.

Outside
The property is set in the grounds of The Manor, there is parking available behind the property and a small gravel area to the front.

ASSURED SHORTHOLD TENANCY
Will be offered initially for 6 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 will be £207. This will be deducted from the rent due in the first month and is non-refundable should you not go ahead with the tenancy.

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/HMO/AGED 18/RESIDENCY PERMIT
Tenants must be in secure employment with affordability, credit worthy or offer a payment with no risk of clawbacks. Tenants must not present any breach to landlords mortgage or insurance terms. Landlords request that we do not put forward applications from smokers. 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

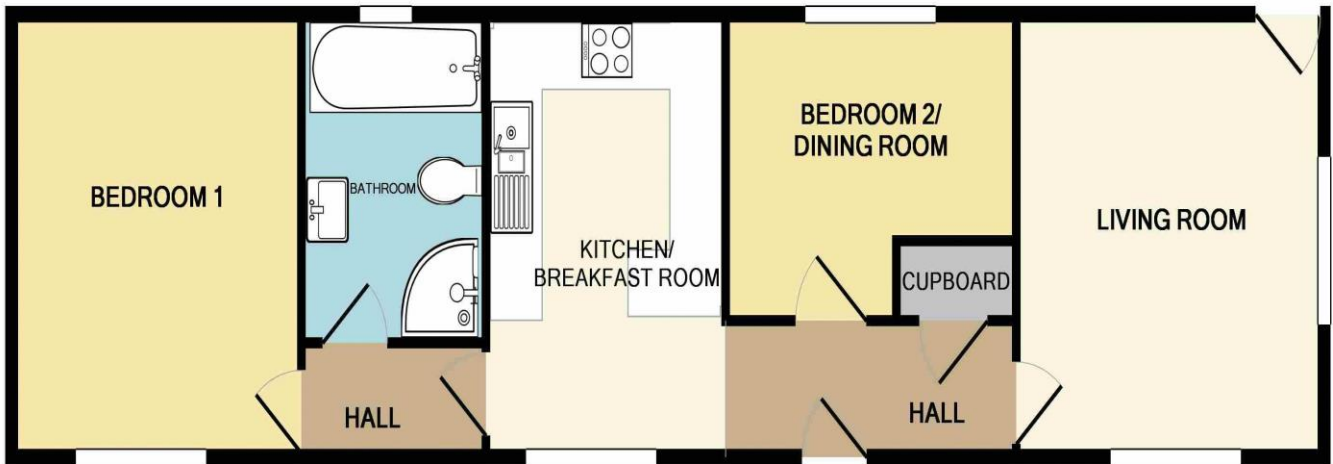
tenancy agreement as responsible adults. All tenants must be permitted to live & work in UK for the duration of the tenancy.

INVENTORY, CHECK-IN, CHECK-OUT
Will be carried out by a member of the Association of Independent Inventory Clerks if requested by the landlord.

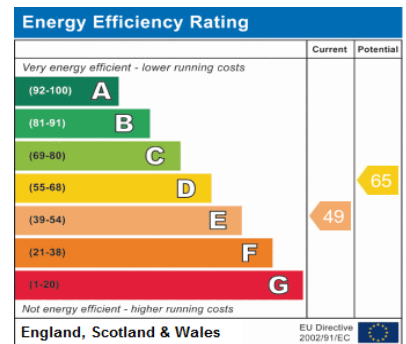
VIEWINGS BY APPOINTMENT
Langport Office 01458 252530
info@english-homes.co.uk
Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings 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 buy, please contact us before viewing the property.