



9 Somerset Way

Highbridge, TA9 4AT

£875 PCM



# PROPERTY DESCRIPTION

A purpose built second floor flat with designated off street parking available on a short let basis for 6 to 9 months.

Hall\* Lounge/Diner\* Kitchen\* Two Bedrooms main Bedroom with EnSuite Shower Room\* Bathroom\* UPVC Double Glazed Windows\* Electric Heating\* Car Parking Space\*

## Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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## Property Location

The property is situated close to the town centre of Highbridge being within a short stroll of the mainline station and of easy reach of most town shops. The M5 junction 22 at Edithmead is approximately a two mile drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor.

## Accommodation

Hall\* Lounge/Diner\* Kitchen\* Two Bedrooms main Bedroom with EnSuite Shower Room\* Bathroom\* UPVC Double Glazed Windows\* Electric Heating\* Car Parking Space\*

## Directions

From the roundabout by Asda Supermarket take the A38 towards Bridgwater turning left at the roundabout into Market Street. Continue through traffic lights over the railway bridge and take first right into Somerset Way.

## NB

No Pets

Non-Smokers Only

All potential applicants must be able to provide full references and a full residential history.

## Holding Deposit

£200.00

## Deposit

£1005.00

## Material Information

\*Mains electric and water at the property

\*Property has water meter.

\*No flooding in the last 5 years

<https://flood-map-for-planning.service.gov.uk/location>

\*Broadband and Mobile signal or coverage in the area

For an indication of specific speeds and supply or coverage in the area, we recommend potential tenants to use the Ofcom checkers below:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## TERMS:

The holding deposit of the property is equivalent to one weeks rent which for a successful application will go towards the first month's rent. If you wish to vacate the property prior to the end of the six-month fixed terms and your landlord is in agreement, we will endeavour to relet the property.

Please be aware should we not be able to relet you will still be liable of the rent for the fixed term of the tenancy.

Cleaning at £60.00 (inc vat) per hour which will be deducted from the Security Deposit. Only charged when cleans is necessary to return the property to the same condition as at the start of the tenancy.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR TEAM

**01278 793700**

[lettings@berrymansproperties.net](mailto:lettings@berrymansproperties.net)

## IMPORTANT NOTICE

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permission or fitness for purpose. No apparatus equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Parties are advised to check availability make an appointment to view before traveling to see a property.

