



14 Orchard Close  
East Huntspill, TA9 3HH  
£825 PCM



# PROPERTY DESCRIPTION

A newly renovated first floor two bedroom property with allocated parking situated in the village of East Huntspill.

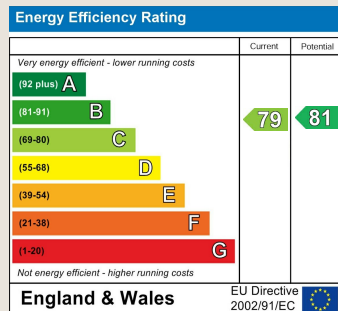
Entrance Lobby\* Stairs up\* Lounge\* New fitted Kitchen with built in oven, hob and integrated washing machine\* Lobby\* Two Double Bedrooms\* Refitted Bathroom with Shower over Bath\* Allocated Parking\* Double Glazing\* Electric Heating\*

## Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating: C



# PROPERTY DESCRIPTION

## Property Location:

The property is situated in a short cul-de-sac located off the main road through the village and is within easy reach of most village amenities. It is well placed for the M5 junction 22 at Edithmead being just two and a half miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor and within a short drive of the towns of Highbridge and Burnham-on-Sea.

## Accommodation:

Entrance Lobby\* Stairs up\* Lounge\* New fitted Kitchen with built in oven, hob and integrated washing machine\* Lobby\* Two Double Bedrooms\* Refitted Bathroom with Shower over Bath\* Allocated Parking\* Double Glazing\* Electric Heating\*

## Directions:

From the M5 at Junction 22 take the first exit onto the A38 heading towards Highbridge. Pass Edithmead Leisure & Park Homes and take the first left onto Burnham Moor Lane heading towards Watchfield. Follow the road for approximately 2 miles and turn right onto the B3139 heading towards East Huntspill. At the T Junction, bare left onto the B3141 Church Road. Follow the road for approximately 1 mile and turn right into Orchard Close. The property is situated on the left at the entrance to Orchard Close and is accessed via its own entrance on the side of the property.

## NB:

No Pets

Non-Smokers Only

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

history

## Holding Deposit:

£190.00

## Deposit:

£950.00

## Material Information:

\*Mains electric and water at the property

\*Property has a 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.

