



12 Dorset Close
Highbridge, TA9 4AU
£895 PCM



PROPERTY DESCRIPTION

A Modern Spacious Two Bedroom Coach House with own Entrance and Carport.

Ground Floor Entrance* Lounge* Kitchen* Bathroom* Two Bedrooms* Garage / Car port* Rear Courtyard* Electric Heating* Double Glazing*

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) A			
(81-91) B			
(69-80) C	71	71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Property Location

Situated in a Cul-de-Sac in the town of Highbridge within a few Minutes Walk of the Main Line Railway and Shops. Highbridge is located two miles from the town of Burnham-On-Sea and seven miles from the larger town of Bridgwater. The Main railway Station a short walk away and the M5 Junction 22 at Edithmead is within two miles drive giving giving excellent access to Bristol, Taunton, Exeter and the M4 Corridor.

Accommodation

Ground Floor Entrance* Lounge* Kitchen* Bathroom* Two Bedrooms* Garage / Car port* Rear Courtyard* Electric Heating* Double Glazing*

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed out in a southerly direction towards Highbridge and continue to the roundabout at the junction of Marine Drive. Continue across the next roundabout and at the Asda supermarket take a right turn onto the A38 and proceed through the town of Highbridge. At the roundabout at the junction with Market Street take a left turn into Market Street and proceed through the town centre and over the railway bridge. Take the next available right into Somerset Way and Dorset Close will be found off on the left-hand side. Bear to your right and No. 12 will be seen on your right-hand side.

NB

No Pets

Non-Smokers Only

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

Holding Deposit

£205.00

Deposit

£1030.00

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>

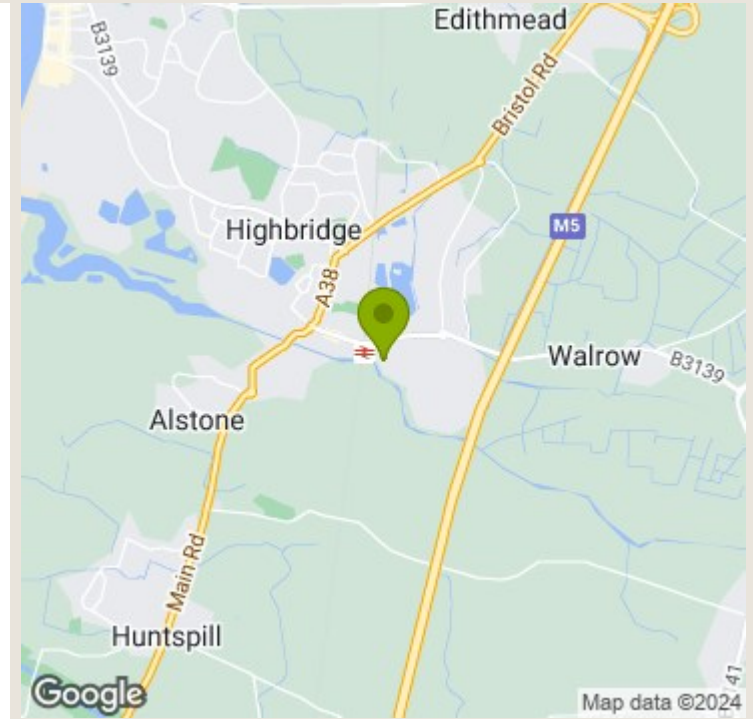
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

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.

