



Croydon House Pilcorn Street

Wedmore, BS28 4AN

£1,995 PCM

 **BERRYMAN'S**

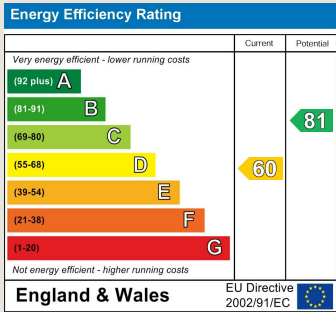
PROPERTY DESCRIPTION

A Charming Four Bedroom house full of character situated in the heart of the beautiful village of Wedmore

Entrance Hall* Sitting Room with feature Fireplace and Bay Window* Second Reception with Bay Window and Feature Fireplace* Third Reception Room/Study* Kitchen/Diner with Gas Range and French Doors leading to the Rear Garden* Utility Area* Boot Room* Downstairs Cloakroom* Stairs from Hallway up to Landing Area* Three Double Bedrooms* Master with En-Suite Shower Room* One Single Bedroom* Family Bathroom* Part UPVC Double Glazing* Gas Central Heating* Enclosed Rear Split Level Garden* Front Cottage Garden* Outside Storage Space* Carport with Parking for two Cars*

Deposit: £2,300

Furnishings: Unfurnished



Local Authority
Somerset Council Council Tax Band: F
Tenure:
EPC Rating: D



PROPERTY DESCRIPTION

Property Location:

Situated in the heart of the beautiful village of Wedmore which has three local country pubs and a variety of boutiques. Easy access to the M5 at junction 22 and Bristol Airport. The towns of Burnham On Sea, Weston-Super-Mare and Cheddar also within easy reach.

Accommodation:

Entrance Hall* Sitting Room with feature Fireplace and Bay Window* Second Reception with Bay Window and Feature Fireplace* Third Reception Room/Study* Kitchen/Diner with Gas Range and French Doors leading to the Rear Garden* Utility Area* Boot Room* Downstairs Cloakroom* Stairs from Hallway up to Landing Area* Three Double Bedrooms* Master with En-Suite Shower Room* One Single Bedroom* Family Bathroom* Part UPVC Double Glazing* Gas Central Heating* Enclosed Rear Split Level Garden* Front Cottage Garden* Outside Storage Space* Carport with Parking for two Cars*

Directions:

At the Edithmead/Junction 22 roundabout, take the exit for A38 / Bristol Road Turn right onto Harp Road follow the road to Mark Causeway, turn left onto the causeway. Follow the B3139 to Wedmore, Pilcorn Street is the road leading into Wedmore and the property is on the left before the turning into Lascot Hill.

NB:

No Pets
Non-Smokers Only

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

history.

Holding Deposit:

£460.00

Deposit:

£2300.00

Material Information:

*Mains electric, gas and water at the property

*Water meter

*No flooding in the last 5 years

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:

checker.ofcom.org.uk/en-gb/broadband-coverage

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.

