



38 Sully Close, Bridgwater, TA6 4YB

A two bedroom unfurnished house situated in a convenient location on the edge of Bridgwater.

Bridgwater Centre 2.7miles M5/J24 3 miles Taunton 17 miles

• Close to the M5 • Kitchen/Breakfast Room • Bathroom • Garden, Garage & Parking • Deposit: £1096 • 6/12 months plus • Council tax band A • Available immediately • Regrettably no pets • Tenant fees apply

£950 Per Calendar Month

01823 662234 | rentals.wellington@stags.co.uk

ACCOMMODATION TO INCLUDE

From front uPVC door into

SITTING ROOM

With window to front, radiator, television point. Stairs rising to first floor. Door into

KITCHEN/BREAKFAST ROOM

With laminate flooring, range of fitted wall and base units, wood effect worksurface, stainless steel sink unit, electric oven and gas hob with extractor above, space for automatic washing machine (the landlord can supply a washing machine however, accepts no liability to repair or replace), window to rear. DINING AREA with wall mounted gas boiler, radiator, space for dining table and chairs. Door to rear garden.

FIRST FLOOR STAIRS AND LANDING

With window to side. Door into

BATHROOM

With laminate flooring, suite comprising bath with electric shower over, wash hand basin, W.C, shaver point, radiator and window to rear.

BEDROOM ONE

Double with window to front, radiator, built in wardrobe plus further cupboard housing hot water cylinder.

BEDROOM TWO

Good sized single/small double with radiator, window to rear.

OUTSIDE

To the front of the property is an area mainly laid to lawn with path leading to front door. To the rear is an enclosed, easy to maintain garden providing a private seating space with pedestrian access to the side. There is a SINGLE GARAGE and PARKING SPACE to the front.

SERVICES

Mains electric, gas, water and drainage.

Council tax band A.

Ofcom Predicted Broadband: Standard Download 4 Mbps.

Standard Upload 0.5 Mbps with Superfast and Ultra fast also available.

Mobile coverage limited inside and outside with Vodafone, O2 & Three. EE None. (Ofcom)

DIRECTIONS

From M5 Junction 23 take the third exit on to Puriton Hill/A39. At the traffic lights turn right onto Bath Road. Continue along this road and at the roundabout, with the hospital on your left, take the 3rd exit onto Whitfield Road. Proceed along with road turning right into Pollard Road and then Right into Sully Close.

LETTINGS

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available immediately. RENT: £950 exclusive of all charges. DEPOSIT: £1096 returnable at end of tenancy, subject to deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC