



The Annex, The Old Brewery, Woodview, Kingston Seymour, BS21 6XD
£750 pcm + £200 for services

Steven
Smith



Opportunity to rent a furnished Annex located in Kingston Seymour. This property offers a kitchen/ lounge/ diner, one bedroom and a shower room. The heating system is fired by oil. This property has the added benefit of double glazing and an off street parking space.

Accommodation (all measurements approximate)

From the driveway front door opens to:

Kitchen/Lounge/Diner 16'4" x 10'9" max 9'8" min

Kitchen

Base and eye level units with oak worktops. Single bowl stainless steel sink with a built in electric hob and oven.

Lounge/Dining

Double glazed window looking out to the front of the property. Radiator, TV point.

Bedroom 9' 8" x 7' 2" (2.94m x 2.18m)

Double glazed window. Radiator. Built in shelving.

Shower Room

A white suite comprising pedestal washhand basin, WC and step in shower. Extractor. Obscure double glazed window. Radiator. Boiler.

OUTSIDE

The tenant will have the use of the front garden. One allocated parking space on the gravel area, space closest to the property.

The Terms:

£750 per calendar month plus £200 towards council tax, oil, water, electricity and internet.

Deposit: £850 to be lodged with the DPS

The property is let furnished

Terms: 6 months

Insurance: The landlord will be responsible for the buildings insurance. We recommend that the tenant take out adequate contents insurance and accidental damage insurance.

Availability: Beginning of August 2024, subject to referencing

Energy Rating: D

Additional fees may apply and will be advised to you before you take up the tenancy.

We are members of The Property Ombudsman (TPO) www.tpos.co.uk and subscribe to their code of practice for letting agents. This membership ensures we offer a professional service to the highest standard.







Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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