



3 Greenhayes

Cheddar, BS27 3HZ

£1,800 PCM



PROPERTY DESCRIPTION

4 Bedroom detached very well presented property in the village of Cheddar in a quiet cul-de-sac location.

Front garden* Parking for 2 cars* Split garage for storage* Entrance hall* Cloakroom* Utility room with integrated fridge* Modern fitted kitchen with built in fridge and dishwasher* Breakfast bar* Dining room with patio doors to rear garden* Spacious lounge with feature fire place* Conservatory* Enclosed easily maintenance private rear garden with patio and lawned area* Stairs up* Principal bedroom with ensuite shower room and built in wardrobes* Second double bedroom with en suite shower and built in wardrobes* Two further double bedrooms* Family Bathroom* Gas Central Heating* Double Glazing*

Deposit: £2,075

Furnishings: Unfurnished



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Local Authority

Somerset Council Council Tax Band: D

Tenure:

EPC Rating: D

PROPERTY DESCRIPTION

Property Location

The property is situated in a quiet cul-de-sac in the popular village of Cheddar with all amenities close at hand and within easy reach of the larger towns of Weston-super-Mare and Bridgwater. Wells, Glastonbury, M5, the beach, Bristol International Airport and Yatton mainline train station are all within 13 miles, Bristol and Bath within 25 miles. The leisure centre with its swimming pool and gym is under 7 minutes walking distance of the property. There are also tennis courts, football, rugby and cricket clubs, a pump track, skateboarding park, sailing, paddleboarding and a good choice of pubs, restaurants and takeaways.

Accommodation

Front garden* Parking for 2 cars* Split garage for storage* Entrance hall* Cloakroom* Utility room with integrated fridge* Modern fitted kitchen with built in fridge and dishwasher* Breakfast bar* Dining room with patio doors to rear garden* Spacious lounge with feature fire place* Conservatory* Enclosed easily maintenance private rear garden with patio and lawned area* Stairs up* Principal bedroom with ensuite shower room and built in wardrobes* Second double bedroom with en suite shower and built in wardrobes* Two further double bedrooms* Family Bathroom* Gas Central Heating* Double Glazing*

Directions

At Edithmead Roundabout, take the 1st exit onto Bristol Rd/A38. At East Brent Roundabout, take the 2nd exit and stay on Bristol Rd/A38. Continue to follow A38 for 5 miles and turn right onto Cross Ln. Slight left onto A371. In 2.2 miles turn left onto Comer Rd then turn right onto Southfield. In 0.1 miles if you turn left onto Greenhayes the destination will be on the left.

NB

Non-Smokers Only

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

Holding Deposit

£415.00

Deposit

£2075.00

Material Information

*Mains electric, gas and water at the property.

*Water meter

*Council Tax Band D

*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>

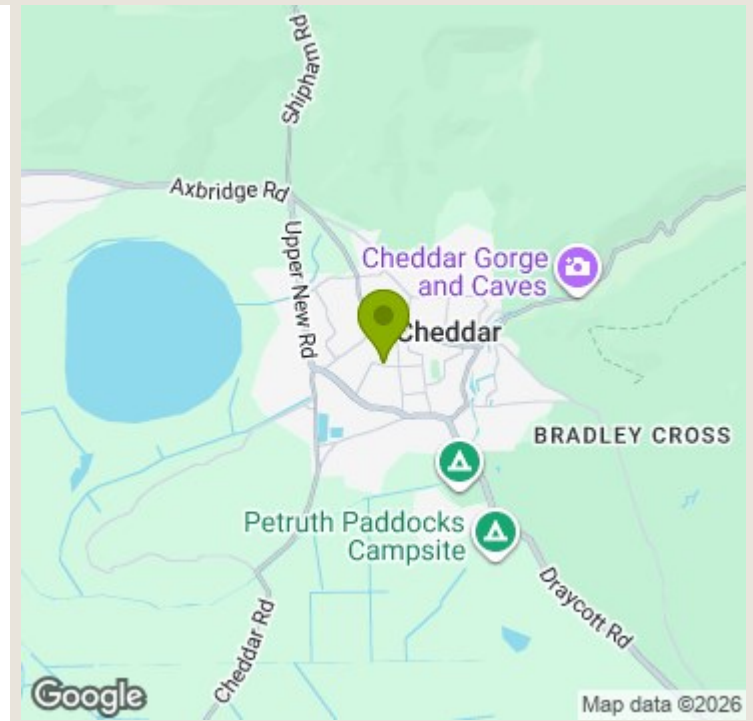
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

