

1 Orchard Court Walrow Road

Highbridge, TA9 4AD

£825 Per Month

BERRYMAN'S

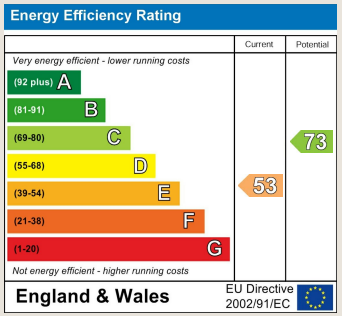
PROPERTY DESCRIPTION

A Well Presented One Bedroom Purpose built Ground Floor Flat with Electric Heating, Double glazing and Parking in the Town of Highbridge. Benefitting from easy access to the Train Station.

Hallway* Bathroom with Shower over Bath* Double Bedroom* Fitted Kitchen* Lounge* Electric Heating* Allocated Parking*

Deposit:

Furnishings: Unfurnished



Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating: E











PROPERTY DESCRIPTION

Property Location:

The Property is located in the Town of Highbridge within walking distance of Asda supermarket and the mainline railway link. There are a small variety of local shops and facilities. The M5 Junction 22 at Edithmead is a miles drive giving easy access to Bristol, Taunton, Exeter and the M4 corridor.

Accommodation:

Hallway* Bathroom with Shower over Bath* Double Bedroom* Fitted Kitchen* Lounge* Electric Heating* Allocated Parking*

Directions:

From our office in the High Street proceed to the end of the High Street and at the traffic lights take a right turn into Marine Drive. Proceed in a south easterly direction along Marine Drive and at the mini roundabout bear right proceeding into Highbridge. Continue to Church Street (A38) and take a right. Proceed to the next roundabout and take a left into Market Street. Proceed over the railway bridge into Walrow Road where Orchard Court will be found further along on the right hand side.

NB:

Non Smokers Only

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

Holding Deposit:

£190.00

Deposit:

£950.00

Material Information:

*Mains electric, gas and water at the property

*Council Tax Band - A

*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:

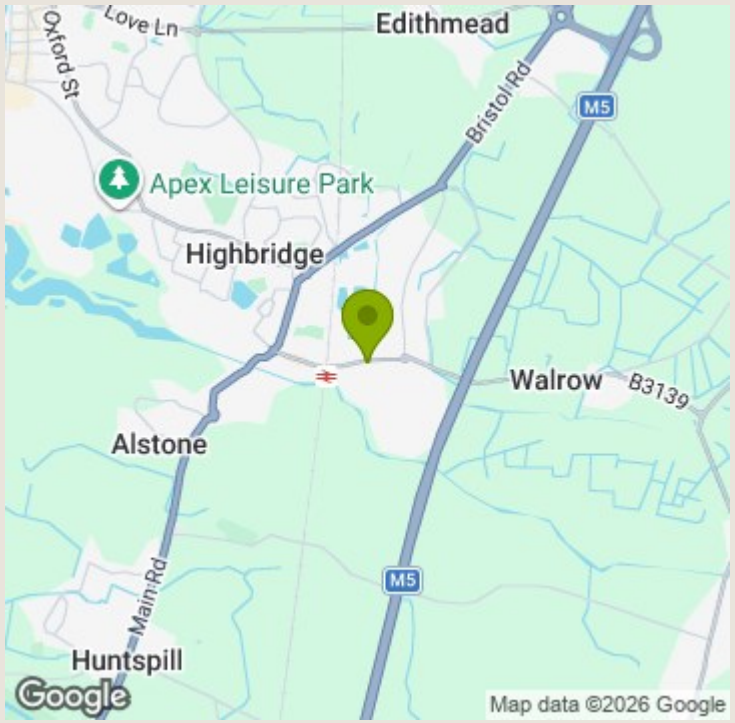
checker.ofcom.org.uk/en-gb/broadband-coverage

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.

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.

BERRYMANS

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The Property Ombudsman