

3 Merryfields

Highbridge, TA9 4NB

£1,400 PCM

BERRYMAN'S

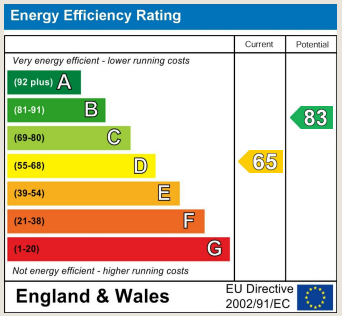
PROPERTY DESCRIPTION

A Two bedroom semi-detached bungalow with new Air Source Heating System, UPVC Double glazing, Off street Parking in the village of Mark.

Entrance Porch and Hallway* Two Double Bedrooms* Cloakroom* Bathroom with Shower over Bath * Kitchen with Built in Oven and Hob* Lounge with Feature Fire Place* Spacious Conservatory* Storage Room/Office* Off Road Parking* Front and Rear Enclosed Garden* UPVC Double Glazing* New Air Source Heating System*

Deposit: £1,615

Furnishings: Unfurnished



Local Authority

Somerset Council Council Tax Band: C

Tenure:

EPC Rating: D











PROPERTY DESCRIPTION

Property Location

The property is located in the sought after rural village of Mark. Here there can be found a variety of pubs , serving excellent food. The Village Store and Post Office is in a easy 5 minute walk. The M5 Junction 22 at Edithmead is around an 8 minute drive, giving easy access to Bristol, Taunton, Exeter & the M4 Corridor.

Accomodation

Entrance Porch and Hallway* Two Double Bedrooms* Cloakroom* Bathroom with Shower over Bath * Kitchen with Built in Oven and Hob* Lounge with Feature Fire Place* Spacious Conservatory* Storage Room/Office* Off Road Parking* Front and Rear Enclosed Garden* UPVC Double Glazing* New Air Source Heating System*

Directions

From the M5 motorway junction (22) at Edithmead, take the third exit onto the A38 signposted Bristol Airport. At the junction by the Fox and Goose pub on the right, turn right into Harp Road. Continue along Harp Road until reaching the T junction with The Causeway. Turn left onto the Causeway and proceed through the village passing the White Horse pub on the left hand side. Proceed into Church Street, after the traffic calming section turn left into Merryfields, where the property can be located on the left hand side after the bend.

NB

Non-Smokers Only

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

Deposit

£1615.00

Holding Deposit

£320.00

Material Information

*Mains electric and water at the property

*Water meter

*Council Tax Band - C

* Second shed not for tenants use

*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:

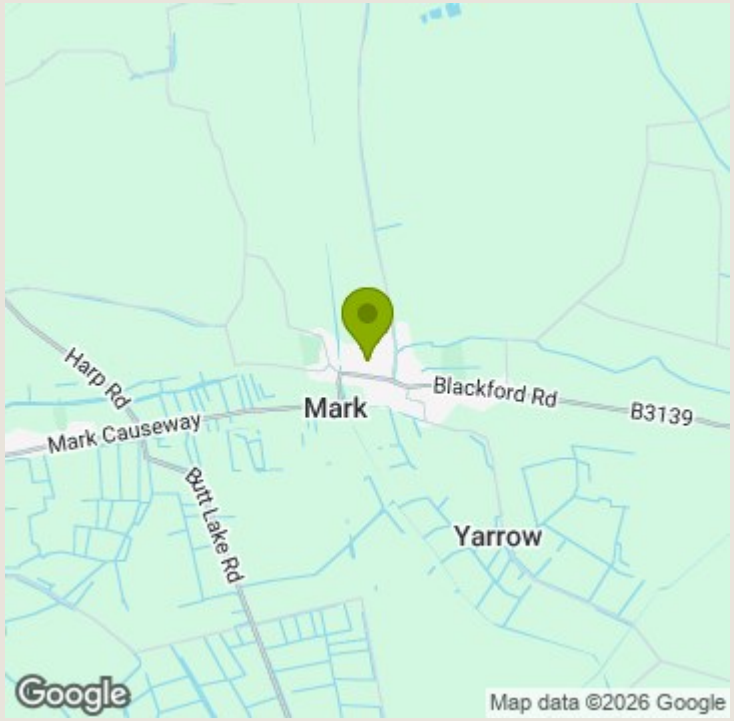
checker.ofcom.org.uk/en-gb/broadband-coverage

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.

BERRYMAN'S

propertymark

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The Property Ombudsman