



Willow Barn Bridgwater Road

East Brent, TA9 4HP

£1,150 PCM



PROPERTY DESCRIPTION

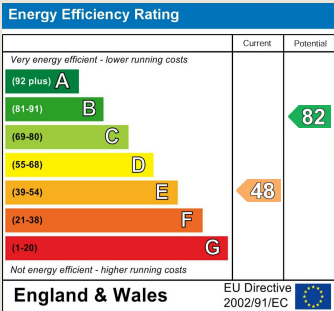
In the village of East Brent, this one bedroom barn conversion offers a perfect blend of comfort and modern living. The beautifully presented furnished property features a spacious lounge one generously sized bedroom, a modern shower room and modern fitted kitchen diner.

Outside, the property benefits from a private courtyard, parking.

Spacious double Bedroom with storage *Kitchen/diner with built in oven and hob
*Spacious Lounge with access to rear Courtyard, with seating area *Utility area with washing machine and dryer *Modern stylish shower room *Storage *Outside courtyard *Parking *LPG Gas heating *UPVC Double Glazing

Deposit: £1,325

Furnishings: Furnished

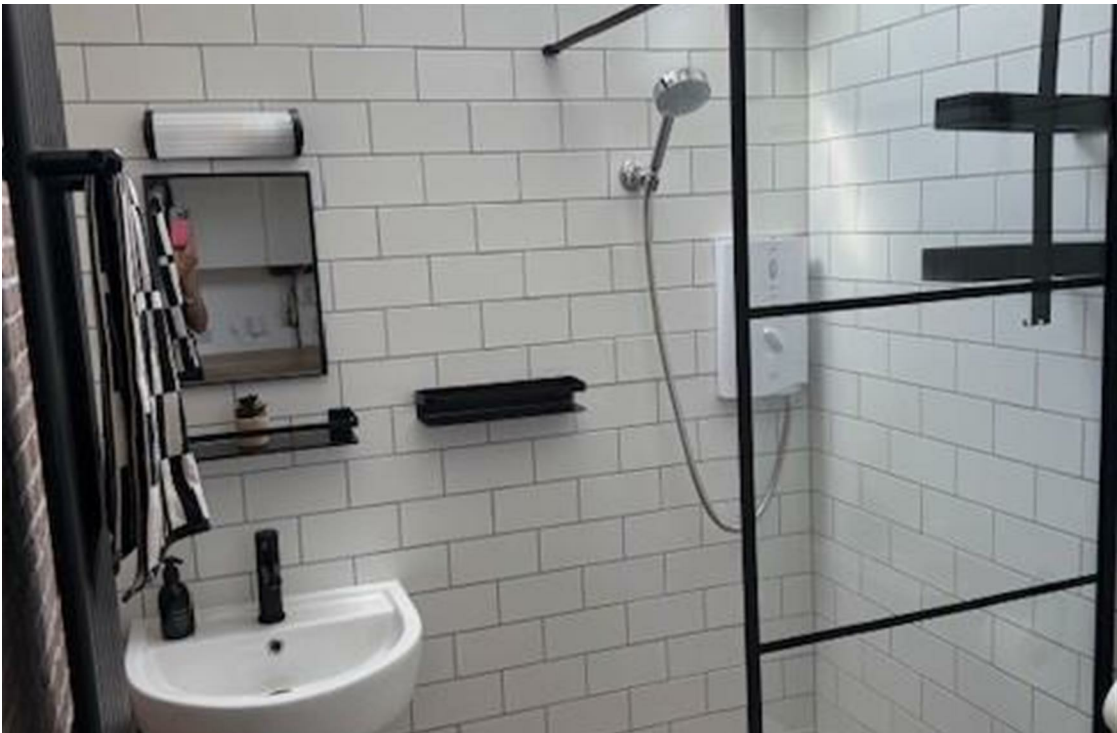


Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating: E



PROPERTY DESCRIPTION

Property Location:

The property is located in the village of East Brent. It is 3 1/2 mile drive from the busy town of Burnham-on-Sea where local amenities are situated. There is a mainline railway link at Highbridge and the M5 Junction 22 at Edithmead provides easy access to Bristol, Taunton, Exeter and the M4 corridor.

Accommodation:

Spacious double Bedroom with storage *Kitchen/diner with built in oven and hob *Spacious Lounge with access to rear Courtyard, with seating area *Utility area with washing machine and dryer *Modern stylish shower room *Storage *Outside courtyard *Parking *LPG Gas heating *UPVC Double Glazing

Directions:

From the M5, junction 22 take the 3rd exit on the roundabout on to Bristol Road. At the next roundabout take the 1st exit on to Bridgwater road. The property is located 50 yds on the right hand side.

NB:

Dogs Considered

Non Smokers Only

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

Holding Deposit:

£265.00

Deposit:

£1325.00

Material Information:

*Mains electric, LPG Gas heating and Septic tank 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

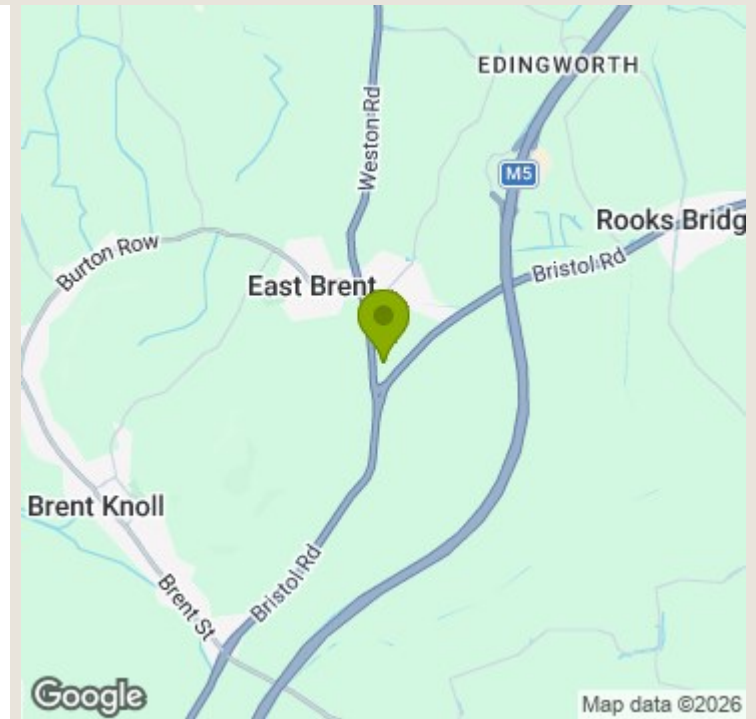
checker.ofcom.org.uk/en-gb/mobile-coverage

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. 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.

