



7 Orchard Close
Highbridge, TA9 3HH
£950 PCM

 **BERRYMAN'S**

PROPERTY DESCRIPTION

A Two Bedroom Mid Terrace House with Electric Heating, UPVC Double Glazing and Allocated Parking Space

Entrance Hall* Lounge* Kitchen/Diner* Two Bedrooms* Bathroom* Electric Heating* UPVC Double Glazing* Front & Rear Gardens* Allocated Parking*

Deposit: £1,095

Furnishings: Unfurnished



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Local Authority

Somerset Council Council Tax Band: B

Tenure:

EPC Rating: D

PROPERTY DESCRIPTION

Property Location:

Situated in a short cul-de-sac located off the main road through the village of East Huntspill and within easy reach of most village amenities.

Well placed for the M5 junction 22 at Edithmead being just two and a half miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor.

The village provides a good variety of amenities with the towns of Burnham on Sea, Highbridge and Bridgwater all within easy reach.

Accommodation:

Entrance Hall* Lounge* Kitchen/Diner* Two Bedrooms* Bathroom* Electric Heating* UPVC Double Glazing* Front & Rear Gardens* Allocated Parking*

Directions:

Proceed out of Burnham on Sea towards the M5 junction 22 roundabout and take a right turn signposted Highbridge. Within 400 yards turn left signposted East Huntspill and proceed to the "T" junction approximately 1.25 miles taking a right turn proceeding past the Watchfield Inn and bear left signposted East Huntspill and Bason Bridge.

Continue for approximately three quarters of a mile and look for a right turn into Orchard Close. Number 7 will be seen in the middle of the cul-de-sac.

NB:

No Pets

Non-Smokers Only

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

Holding Deposit:

£215.00

Deposit:

£1095.00

Material Information:

Mains electric, gas and water at the property

*Water meter

*Council Tax Band - B

*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.

