

Elderflower Lodge Southwick Road

Highbridge, TA9 4LJ

£1,200 Per Month

BERRYMAN'S

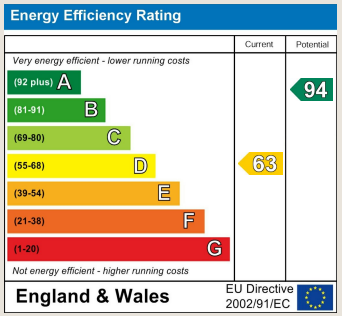
PROPERTY DESCRIPTION

A Beautifully Presented Two Bedroom Detached Barn in a Scenic Rural Location in the sought after village of Mark.

Entrance Hall* Fitted Kitchen* Lounge/Diner* Main Bedroom with Ensuite Shower Room* Second Double Bedroom* Family Bathroom with Shower over Bath* Garage and Parking for Two/Three Vehicles* Large Front and Rear Gardens* Patio Area* Oil Under Floor Heating, Double Glazing*

Deposit: £1,380

Furnishings: Furnished/unfurnished



Local Authority

Somerset Council Council Tax Band:

Tenure:

EPC Rating: D











PROPERTY DESCRIPTION

Property Location:

The property is located in the village of Mark. Approximately one mile from the Watchfield pub. The village of Mark has local facilities and a community spirit. The larger Towns of Highbridge and Burnham-on-Sea offer supermarkets, pubs, restaurants and services.

Accommodation:

Entrance Hall* Fitted Kitchen* Lounge/Diner* Main Bedroom with Ensuite Shower Room* Second Double Bedroom* Family Bathroom with Shower over Bath* Garage and Parking for Two/Three Vehicles* Large Front and Rear Gardens* Patio Area* Oil Under Floor Heating, Double Glazing*

Directions:

The property is located in the village of Mark. From the Watchfield pub on the B3139, take Southwick road for about a mile and the farm and property will be located on the left hand side. (What three Words -overt.computer.volcano)

NB:

Non Smokers Only

No Pets - As working farm with livestock/farm dogs and cattle.

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

Holding Deposit:

£275.00

Deposit:

£1380.00

Material Information:

*Mains electric, oil heating

*Mains meter

*Bio degradable treatment plant

*Broadband is available - But not connected at present

*Council Tax Band - TBC

*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