

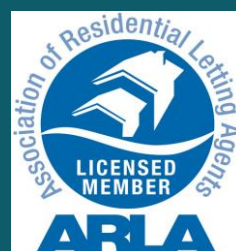


2 Duck House
Thorney, Langport, TA10 0DR

Monthly Rental of £975

3 bedrooms

Ref:EH000479



ENGLISH HOMES

www.english-homes.co.uk

Overview

A Semi Detached Cottage

Log Burner

2 Double Bedrooms & 1 Single

Bedroom Office

Living Room open plan to Kitchen

Conservatory/Utility Area

Courtyard Garden to Rear

Two Allocated Parking spaces

Available End August 2024



A semi-detached cottage in the hamlet of Thorney. The cottage has accommodation living room with modern kitchen area. Upstairs there are two double bedrooms and one single bedroom and bathroom. There is a private manageable paved garden behind the cottage and a short walk away there are allocated off road parking spaces for two cars. Available End August 2024



Accommodation

Front Garden

Gate leading to shared gravelled garden area, bin store canopied porch and front door opening to;

Hallway

Understair cupboard with hot water cylinder, stairs to first floor and door to;

Living Room 16' 6" x 15' 0" (5.03m x 4.57m)

Double glazed window to front and rear aspects, fireplace inset with log burner, (there is a night storage heater but this is unavailable to use currently), stone effect tiled flooring, door to conservatory, TV point, telephone point and open to kitchen area;

Kitchen area 9' 0" x 8' 6" (2.74m x 2.59m)

Range of base and drawer units with worksurface over and inset with stainless steel sink unit with mixer tap, freestanding electric cooker, stainless steel cooker hood, space for fridge freezer, pine wall shelving, double glazed window to the rear.

Conservatory/Utility area

Double glazed windows, Flag stone flooring, plumbing for washing machine and space for a tumble drier, double glazed door to the courtyard garden.



Landing

Window halfway up the stairs, wall mounted mirror, loft hatch (not to be used for storage). Doors to;

Bedroom 1 11' 8" x 0' 0" (3.55m x 0.00m)

Double glazed window with rear aspect, wall mounted electric panel heater.

Bedroom 2 14' 3" x 7' 6" (4.34m x 2.28m)

Double glazed window with front aspect, irregular shaped room, wall mounted electric panel heater.

Bedroom 3 9' 0" x 5' 9" (2.74m x 1.75m)

Double glazed window, Electric night storage heater.

Bathroom

Modern white suite comprising panelled bath with overhead shower with wall mounted showerhead, pedestal hand basin, low level WC, electric shaver socket, heated chrome towel rail, vinyl floor, partly tiled walls and window to front aspect.

Front Garden

Gate leading to shared gravelled garden area, bin store canopied porch and front door opening to;

Rear Courtyard Garden

Rear paved courtyard garden enclosed with fencing.

Allocated Parking

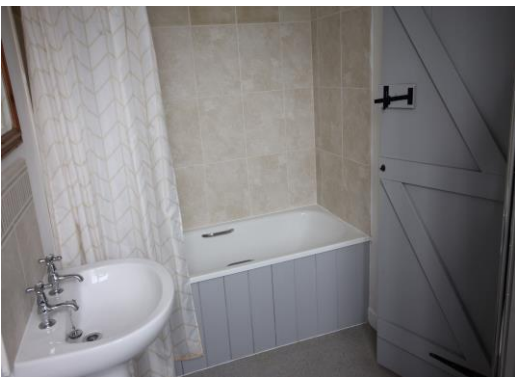
There are two allocated parking spaces a little further down the lane to the side of the properties.

Agents Notes

There is an additional charge of £20 per month towards the cost for the private drainage to the property this should be paid directly to the landlord. There is a bin store for the black bin to the front of the property. The recycling bins should be kept in the rear courtyard and only put out at the front of the property on the allocated collection day. The electricity supply is at present with



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Octopus. They are aware that the Off Peak supply is not working, but have given no date for its rectification. A smart meter has been requested.

Solar panels have recently been installed, along with battery storage.

ASSURED SHORTHOLD TENANCY

Will be offered initially for 6 months and then on a month to month basis.

HOLDING FEE

We will require a holding fee equivalent to 1 weeks rent. The holding fee for this property will be £225.

DEPOSIT/BOND

The deposit for this property will be £1125.00. This will be held by Deposit Protection Services DPS, a government approved independent custodial scheme.

REFERENCE CHECKING

Will be carried out using a professional referencing agent.

CREDITWORTHINESS/SMOKERS/PETS/AGED 18/RIGHT TO RENT

Tenants must be in secure employment with affordability, credit worthy OR offer a payment with no risk of clawbacks. Tenants should not present any breach to landlord's mortgage or insurance terms.

INVENTORY, CHECK-IN, CHECK-OUT

Will be carried out by a member of the Association of Independent Inventory Clerks if requested by the landlord.

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530
homes.co.uk

lettings@english-

Disclaimers:

Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties.

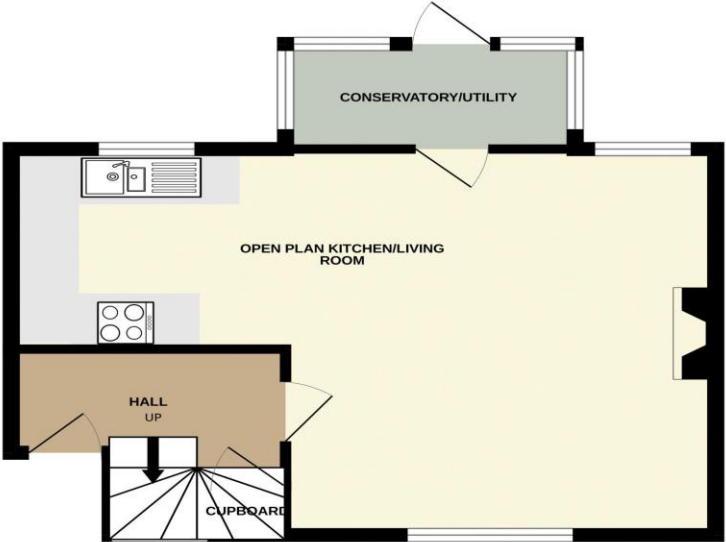
Broadband Speed:

If you search Google for 'broadband speed postcode' you will find many sites which will give the broadband speed of

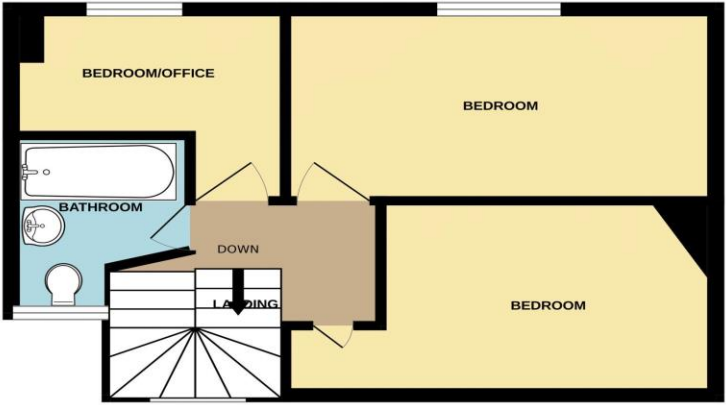
any postcode in UK but can vary depending on supplier and contracts paid for/available.

INCENTIVES: Vouch our referencing company may contact Landlords and Tenants to offer a selection of services including, utilities, insurance and broadband/sky etc. English Homes may receive an incentive for these services ranging from free credits or financial rewards from £5 - £50. English homes do not earn from epc provides or tradesmen they use or recommend to either landlords or tenants.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Location: London Postcode: E16 1UH	Energy rating: C	Estimated energy cost: £100 - £150 per year Estimated energy cost (with all improvements): £50 - £75 per year
Property type: Semi-detached house		
Total floor area: 85 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

The law sets a minimum energy rating for properties of E. Properties with a rating of E or below must have an energy efficiency improvement plan in place.

Energy rating and score

The property's current energy rating is C. It has the potential to be B.

For properties in England and Wales, the average energy rating is D. The average energy score is 45.

Energy rating and score

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The graph shows the property's current and potential energy rating and score.



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IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor have the services been tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property.