

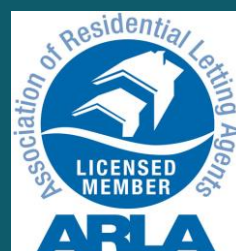


3 St Andrews Close, High Ham
LANGPORT, Somerset, TA10 9DD

Monthly Rental of £695

2 bedrooms

Ref:EH000221



ENGLISH HOMES

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Overview

First Floor Flat

Two Bedrooms

Living Room/Dining Room and
Kitchen

Oil Fired Central Heating

Communal Gardens with Views

Brick Built Outbuilding/Store Room

Single Garage with Parking in Front

Available Now



A two bedroom first floor flat with a single garage in a block. Hall, living room, kitchen, two bedrooms and modernised bathroom. Communal garden with views to rear, brick built outbuilding/store room, oil tank, and garage with a parking space in front. Available from Late June 2022 onwards.



Accommodation

Steps up and UPVC Front door, stairs leading to first floor, window to side aspect, storage cupboard housing oil fired boiler, wall mounted coat hooks, radiator, consumer unit and meter. Front door opening into;

Hallway

Loft access, smoke alarm and CO alarm, radiator, storage cupboard and doors to;

Kitchen 11' 9" x 7' 10" (3.59m x 2.39m) max (reducing to 1.19mtrs)

L-Shaped kitchen with range of wall, base and drawer units, worksurface over, inset with a stainless steel sink/drain unit, tiled splashbacks, built-in electric oven, electric hob and extractor over, freestanding fridge/freezer, washing machine, Bosch Dishwasher, radiator and window to front aspect.

Living Room/Dining Room 15' 0" x 11' 3" (4.56m x 3.42m)

Double glazed window to rear aspect with views over countryside, radiator, fireplace (BURNER - NOT IN USE), tv point.

Bedroom 1 12' 2" x 11' 2" (3.7m x 3.4m)





Double glazed window, built-in storage cupboard/wardrobe, radiator and tv point.

Bedroom 2 11' 4" x 7' 11" (3.46m x 2.41m)
Double glazed window and radiator.

Bathroom

Recently modernised the bathroom comprises: panelled bath with electric shower, shower curtain, vanity style wash hand basin, WC, tiled splashbacks, towel rail, wall mounted cabinet, glass shelf and towel ring, radiator and double glazed window.

OUTSIDE

Situated in a cul-de-sac location there is a communal garden to the side and rear. Outside brick built outbuilding/store room, oil tank, views to the rear and communal washing lines. Stairs leading up to front door. There is a single garage in a block with a parking space directly in front.

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 £160. This will be deducted from the rent due in the first month and is non-refundable should you not go ahead with the tenancy.

DEPOSIT/BOND

The deposit for this property will be £801.92. 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/HMO/AGED 18/RESIDENCY PERMIT

Tenants must be in secure employment with affordability, credit worthy or offer a payment with no risk of clawbacks. Tenants must not present any breach to landlords mortgage or insurance terms. Landlords request that we do not put forward applications from smokers. We are not permitted to rent 'Houses of Multiple Occupancy'. Examples include: " A non-married couple renting a bedroom and another unrelated individual in a second bedroom, then the house consists of three people and two households = HMO v. Three friends sharing a house, then the house consists of three people and three households = HMO vi. A married couple renting with another person, then the house consists of three people and two households

= HMO " All occupants over the age of 18 must be individually reference checked and named on the tenancy agreement as responsible adults. All tenants must be permitted to live & work in UK for the duration of the tenancy.

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

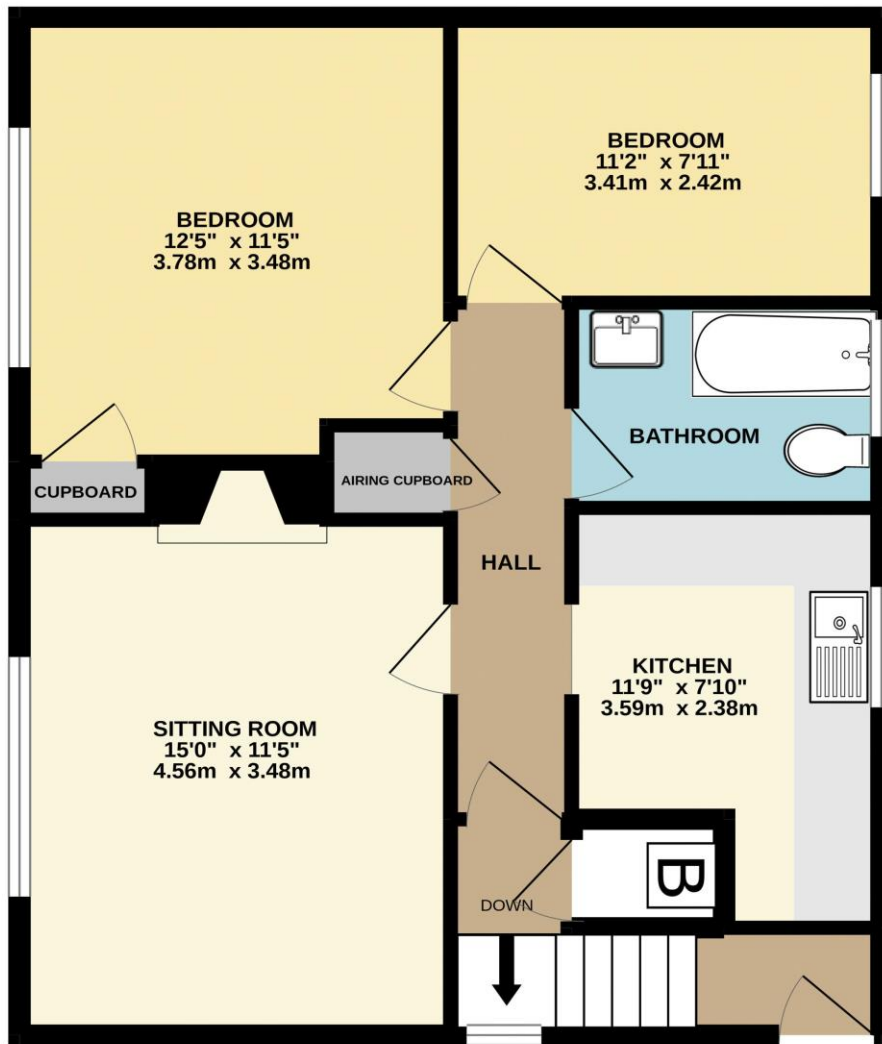
Langport Office 01458 252530
lettings@english-homes.co.uk

Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures &

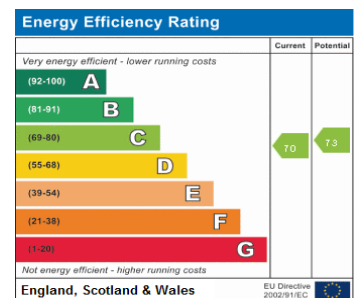
Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

FIRST 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings 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 buy, please contact us before viewing the property.