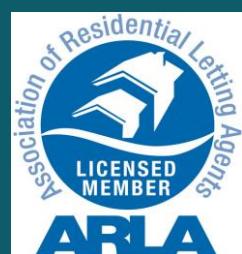




5 Collins Close  
Langport, Somerset, TA10 9FG

Monthly Rental of £900pcm  
2 bedrooms  
Ref:EH001255



ENGLISH HOMES

[www.english-homes.co.uk](http://www.english-homes.co.uk)

## Overview

A Modern Terraced House  
Two Bedrooms  
Downstairs Cloakroom  
Open plan - kitchen/living/dining area  
Rear Garden  
Two Allocated Parking Spaces  
Available immediately.



Built in 2019, this modern two bedroom property benefits from an enclosed rear garden and two allocated parking spaces. Accommodation comprises entrance hall, downstairs cloakroom, open plan - living/dining/kitchen area. Upstairs there are two bedrooms and a bathroom.

Available immediately.



Accommodation  
Front door leading to:  
Entrance Hall  
Stairs to first floor, radiator, consumer unit and door to;

Open Plan Living/Dining/Kitchen Area 22' 2" x 11' 11"  
(6.75m x 3.63m)  
Maximum measurements.

Kitchen Area  
Range of wall, base and drawer units with worksurface over, inset with a 1 1/4 bowl sink/drainer unit, mixer tap, inset electric oven, gas hob and stainless steel extractor fan, wall mounted cupboard with gas fired combi boiler, breakfast bar, space for fridge/freezer, space and plumbing for washing machine, vinyl flooring, understairs alcove, double glazed window and blind.

Living Room Area  
Double glazed French patio doors opening into rear garden, curtain pole, two radiators, cat flap, tv aerial point and fibre nest.

Downstairs Cloakroom  
WC, wash hand basin, tiled splashback, radiator, extractor fan and vinyl flooring.





## First Floor Landing

Loft access, smoke alarm and doors to;

Bedroom 1 12' 2" x 7' 10" (3.72m x 2.38m)

Double glazed window to rear aspect, blind and radiator.

Bedroom 2 12' 2" x 7' 8" (3.72m x 2.33m)

Restriction over stairs, two double glazed windows, blinds and radiator.

## Bathroom

Panelled bath with mixer tap shower attachment, shower curtain, pedestal wash hand basin, WC, tiling to splashbacks, wall mounted mirror, extractor fan, radiator and vinyl flooring.

## Outside

### Parking

Two allocated parking spaces to the front.

## Rear Garden

An enclosed rear garden with pedestrian side gate, mainly laid to lawn, paved patio, flower trough and a garden shed.



## 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 £207.00.

## DEPOSIT/BOND

The deposit for this property will be £1038.46 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  
lettings@english-homes.co.uk

**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.

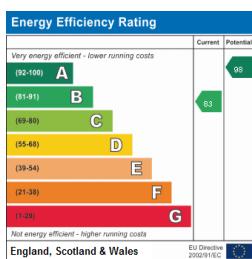
## GROUND FLOOR

## 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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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.