

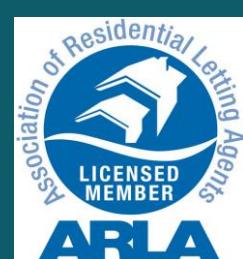


11 Cross Lane, Long Sutton  
Langport, Somerset, TA10 9LR

Monthly Rental of £950

2 bedrooms

Ref:EH000585



ENGLISH HOMES

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

## Overview

Semi detached cottage  
2 bedrooms  
Sitting room with woodburner  
Modern kitchen and bathroom  
Downstairs Bathroom  
EPC Band E and Council Tax Band B  
Gardens, Driveway and Parking  
Available from Feb 2025



A character two bedroom cottage benefiting from kitchen, bathroom, sitting room with woodburner, utility room, downstairs cloakroom, good sized rear garden backing on to fields and parking.  
Available Feb 2025.



Accommodation  
From the front garden a path leads to a timber front door opening to

Entrance hall  
Fitted carpet, doors to

Sitting room 13'5" by 13'6" (4m 9cm x 4m 11cm)  
Fitted carpet, fireplace with woodburner, uPVC double glazed window to the front, night storage heater, door to

Inner hall  
Fitted carpet, stairs to the first floor, understairs storage cupboard, doors to

Utility room 6'6" by 4'8" (1m 98cm x 1m 42cm)  
Wash basin, washing machine, uPVC double glazed window to the side.

Kitchen 9'10" by 9'5" (3m 0cm x 2m 87cm)  
Storage cupboards above and below roll edged worktops, electric oven with four burner hob and extractor over, stainless steel sink, tiles to splash prone areas, uPVC double glazed to the rear, door to

Boot room 5'9" by 5'3" (1m 75cm x 1m 60cm)  
uPVC window and door to the rear garden, door to





Cloakroom 3'3" by 5'2" (0m 99cm x 1m 57cm)  
WC, wash basin, uPVC window to the side, door to

Upstairs 0  
Carpeted stairs lead to the first floor

Landing  
Fitted carpet, overstairs cupboard with hot water tank, uPVC double glazed window to the side, doors to

Bedroom one 14'5" by 8'2" (4m 39cm x 2m 49cm)  
Carpet, fitted wardrobes, night storage heater and uPVC double glazed window to the front.

Bedroom two 11'1" by 8'8" (3m 38cm x 2m 64cm)  
Carpet, night storage heater and uPVC window to the front.

Bathroom 8'8" by 9'2" (2m 64cm x 2m 79cm)  
A modern suite with P shaped bath with shower over, pedestal wash basin, WC, towel radiator and uPVC double glazed window to the side.

Outside

Front garden  
Flowerbed to the front of the property with side access to

Rear garden  
A good sized garden laid mostly to lawn with shrubs and specimen trees including a mature apple tree, stone store.

Parking



To the side of the rear garden is a driveway.

#### ASSURED SHORTHOLD TENANCY

Will be offered initially for 12 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 £219.

#### DEPOSIT/BOND

The deposit for this property will be £1096.15. 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.

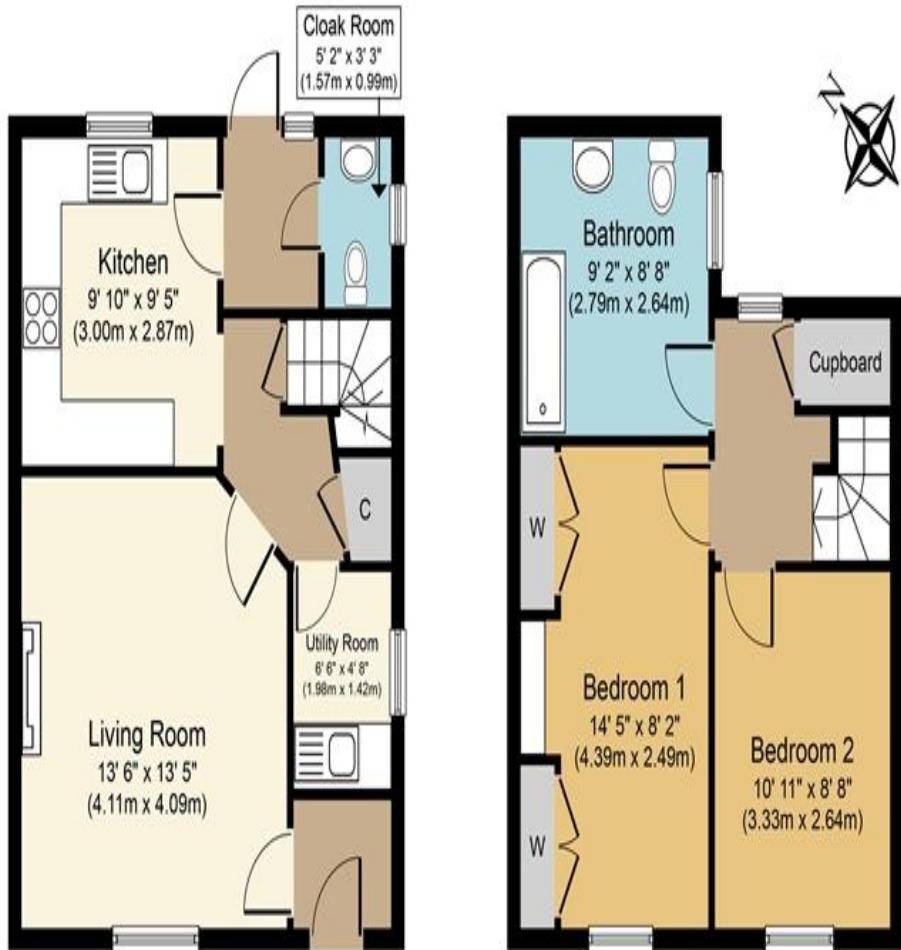
#### VIEWINGS BY APPOINTMENT

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.



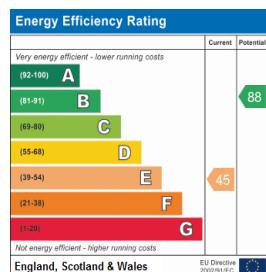
**Ground Floor**  
Approximate Floor Area  
431 sq. ft.  
(40.0 sq. m.)

**First Floor**  
Approximate Floor Area  
388 sq. ft.  
(36.0 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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.