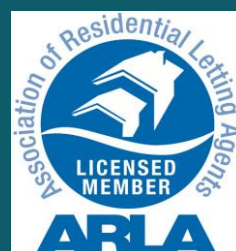




Flat C, Norton House
Langport, Somerset, TA10 9PW

Monthly Rental £775

1 bedrooms
Ref:EH001402



ENGLISH HOMES

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Overview

Period Property in the heart of
Langport town.
Modern Kitchen
Living Room and Double Bedroom
Communal Gardens
Close to Local Amenities
Available Immediately



A grade 2 listed one bedroom property benefiting from many character features and ideally situated in the centre of Langport. Accommodation comprises, communal entrance with stairs to first floor, hall, living/dining room, kitchen with appliances included, bathroom and double bedroom ensuite. The property comes with use of a mature communal garden that has direct access to the moor behind. Available Immediately.



Accommodation:
A part glazed door opens into:

Communal entrance:
Shared with one other flat, there is one window to the side at the top of the stairs, a meter cupboard and the stairs rise to the first floor.

Entrance Hall:
There is space to hang coats, a fuse board and doors lead off to:

Lounge/Diner: 16' 4" x 15' 4" (4.98m x 4.68m)
A bay window to the front which has sliding sash windows and a window seat, one other window to the front aspect adds more light. This room also has two radiators, a period fireplace with stone surround, hearth and wooden mantel over which creates a wonderful focal point, other features of note are the stunning exposed wooden floor boards and high ceiling. A spiral staircase leads to the first floor.

Kitchen/Breakfast Room: 11' 10" x 9' 11" (3.61m x 3.02m)
Window to the rear with view of garden, a 1 1/2 bowl ceramic sink/drain unit mixer tap over and storage cupboard under. A further range of wall hung, floor standing and drawer storage units, work surface and tiled splash backs. A Hotpoint dishwasher, a Sharp



washing machine and a LEC fridge/freezer and a cooker.
A Worcester Greenstar 32 CDI gas combination boiler.

Shower Room: 13' 11" x 3' 6" (4.23m x 1.06m)

There is one window to the front, one radiator, a white suite comprises a pedestal wash basin, a low level W.C and shower enclosure with Mira electric shower and tiles to splash prone areas. Useful shelving is found to the side of the enclosure.

Landing:

With one window to the rear and a door opens to:

Bedroom: 19' 7" x 11' 4" (5.97m x 3.45m)

Two windows to the front aspect and one radiator. A door leads to:

En-suite:

A room with restricted height but neatly laid out has one window to the rear which overlooks the garden giving an excellent view from the bath. The white suite comprises a panelled bath, a low level W.C with concealed cistern and a wall hung wash basin.

OUTSIDE:

The property is accessed via a private shared alley lined with flagstones. The entrance can be found to the rear of the building and a pathway continues to the communal garden shared with 4 other properties. A wonderful mature garden largely laid to lawn with a variety of mature plants, flower beds and trees. A bridge via a locked gate to the very rear of the garden gives pedestrian access to the moor behind.

Parking

Ample parking can be found in the nearby free public car park.



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 £178.

DEPOSIT/BOND

The deposit for this property will be £894.23. 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/RIGHT TO RENT

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.

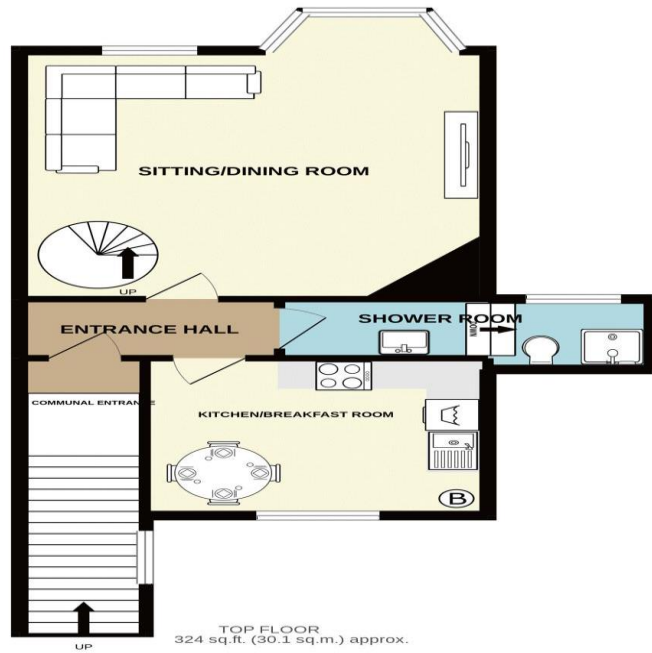
VIEWINGS BY APPOINTMENT

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
526 sq.ft. (48.9 sq.m.) approx.



TOP FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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.