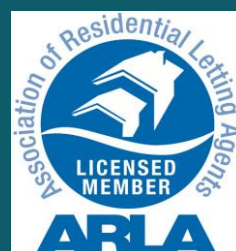




1 Hoskins Close, Curry Rivel,  
Langport, Somerset, TA10 0JQ

Month Rental of £1000

2 bedrooms  
Ref:EH002058



ENGLISH HOMES

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## Overview

A 2 bedroom detached bungalow  
Open plan living/dining  
room/kitchen  
Wood Burner  
Garage & Off road parking  
Cul-de-sac location  
EPC band E and Council Tax Band C  
Oil fired central heating & uPVC  
double glazing  
Gardens to both sides  
Available Immediately



A detached bungalow in a cul de sac location comprising: open plan living/dining room with a wood burner and further opening to kitchen area. two bedrooms and bathroom, gardens, garage, off road parking, oil fired central heating and uPVC double glazing. Available immediately.



ACCOMMODATION:  
uPVC door provides access to:

Open Plan Living/Dining Room/Kitchen: 38' 0" x 15' 11"  
(11.57m x 4.85m)  
Max measurements.

Kitchen:  
Velux window, halogen hob and electric oven, low level kitchen units, roll top work surfaces, enamel sink and drainer, space and plumbing for washing machine, space for fridge/freezer, tiled splash backs, inset spot lights, radiator, extractor fan, central island, front aspect uPVC double glazed window, larder style cupboard, thermostatic control, cloaks cupboard and door to hallway.

Living/Dining Area:  
2 full length side aspect uPVC double glazed French doors giving views over the garden, wood burner with slate hearth, inset spot lights, coving.

Inner Hall:  
Front aspect uPVC double glazed window, radiator, inset spot lights, coving, loft hatch access, airing cupboard with hot water tank and slatted shelving, doors off to:

Bedroom 1: 13' 0" x 9' 9" (3.97m x 2.98m)



Min measurements. Side aspect uPVC double glazed window giving views over the side garden, uPVC double glazed French doors to garden, radiator, 2 built in wardrobes.

Bedroom 2: 9' 9" x 7' 2" (2.96m x 2.18m)  
Min measurements. Side aspect uPVC double glazed window giving views over the side garden, built in wardrobe.

Bathroom:  
Solar tube skylight, bath with tiled side panel, Triton shower over, glass shower screen, vanity wash hand basin, low level dual flush toilet, tiled splash backs, tiled flooring, extractor fan, coving, heated towel rail.

Outside:  
The property is central in the plot with gardens either side of the property. To the one side there is a south facing garden which has a paved patio area, ideal to have an evening drink or to relax and enjoy a book. Steps lead down to a landscaped gravelled garden with raised well stocked sleeper beds, including a variety of shrubs and a palm tree. The garden is enclosed by both a stone wall to one side and fence panels, with an iron trellis gate providing access to the front. To the other side is a further garden which has a paved patio area which is covered by a plastic roof allowing use in all weathers. Again, the garden is of low maintenance with a gravelled and slate garden with a fig tree. Enclosed is the oil fired boiler and tank. A stone wall borders one side with a rear fence panel and gate leading to the parking area and a courtesy door to the garage.



Garage & Parking: 17' 0" x 8' 6" (5.18m x 2.59m)  
With metal up and over door, power, lighting and courtesy door to the rear garden. There is further parking on the tarmac driveway beside the garage.

Services:  
The property is on mains, water, drainage and electricity. The central heating is oil fired. Council Tax Band: C and EPC: E

Directions:  
What3words: ///dandelions.acclaimed.plankton

#### 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 £230.

#### DEPOSIT/BOND

The deposit for this property will be £1153.84. 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

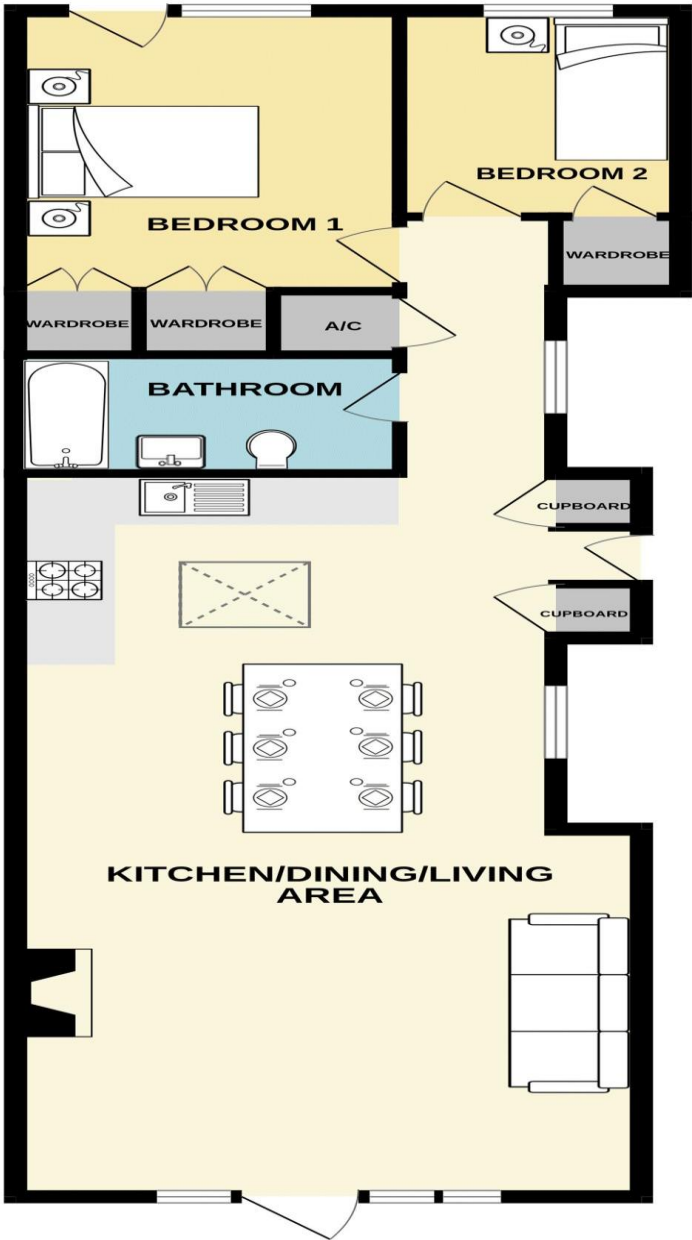
Langport Office 01458 252530  
lettings@english-homes.co.uk

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.

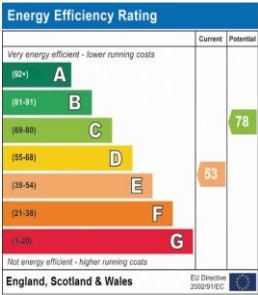
**Broadband Speed:** If you search Google for 'broadband speed postcode' you will find many sites which will give the broadband speed of any postcode in UK but can vary depending on supplier and contracts paid for/available.



GROUND FLOOR



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.