



37 Lavers Oak,
Martock, Somerset, TA12 6HG

Monthly Rental of £1550.00

4 bedrooms
Ref:EH002095



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Overview

A Detached House
Cul-de-Sac Location
Four Bedrooms- Master Ensuite
Living Room with Fireplace and
Wood Burner
Dining Room leading to Kitchen and
Utility Room
Downstairs Cloakroom/Upstairs
Ensuite
Garage, Parking and Gardens
EPC Band D and Council Tax Band E
Available Immediately



A detached four bedroom property situated in a cul-de-sac and benefiting from Gardens, garage and driveway. The internal accommodation comprises: entrance hall, cloakroom, living room with fireplace and wood burner, dining room open plan to kitchen, utility room and conservatory,. While on the first floor there is a master bedroom/ensuite and three additional bedrooms and bathroom. Gas fired central heating and double glazing. Available immediately.



Accommodation
Front door opening into;

Entrance Hallway
Wooden flooring, stairs to first floor, under stairs cupboard, radiator, doors to;

Downstairs Cloakroom
Double glazed window to side aspect, WC, wash hand basin, tiled splashbacks, radiator;

Living Room 19' 9" x 11' 4" (6.01m x 3.46m)
Double glazed window to front aspect and patio doors to conservatory, brick fireplace with wooden mantle and stone hearth, wood burner installed, two wall lights, tv point, wooden flooring, two wooden shelves and two radiators.

Dining Room 8' 7" x 10' 10" (2.62m x 3.31m)
Double glazed window to conservatory, laminate flooring, 1 wooden shelf, 3 x low hanging pendant lights, arch to;

Kitchen 9' 9" x 8' 11" (2.97m x 2.71m)
Range of wall, base and drawer units, worksurface over and inset with stainless steel sink/drain unit, part tiled, built in fridge, space for dishwasher (potential to replace the kitchen unit if dishwasher space not required - in



garage), electric built in double oven, gas hob and extractor over, laminate flooring.

Utility Room

Wall and base unit, worksurface, stainless steel oval sink unit, door to side, washing machine - gifted (this is provided for the tenants use, but will not be repaired), wall mounted gas boiler, laminate flooring and radiator.

Conservatory 17' 11" x 10' 8" (5.47m x 3.24m)

Glazed to front and one side, solid wall to other side, tiled flooring, two radiators and French doors to patio/garden area;

First Floor Landing

Double glazed window to front aspect, airing cupboard housing hot water tank and loft hatch.

Master Bedroom - Ensuite 11' 10" x 10' 5" (3.61m x 3.18m)

Double glazed window to rear aspect, radiator, telephone point, tv point and door to;

Ensuite

Double glazed window to rear aspect, wash hand basin, WC, shower cubicle with mains shower, tiled splashbacks, wall mounted shaver mirror and radiator;

Bedroom 2 11' 10" x 9' 1" (3.61m x 2.77m)

Double glazed window to rear aspect, radiator;

Bedroom 3 9' 7" x 7' 7" (2.92m x 2.31m)

Measured to front of wardrobes. Double glazed window to front aspect, radiator, wooden shelf, built in wardrobes with sliding doors;

Bedroom 4 11' 6" x 7' 7" (3.50m x 2.32m)

Double glazed window to front aspect, radiator;



Bathroom

Double glazed window to rear aspect, radiator, bath with mixer tap, electric shower and shower screen, wash hand basin, WC, tiled splashbacks, extractor fan, 2 wall mounted mirrored cabinets and shaver/light unit.

Outside

Gardens, Garage and Parking

To the front of the property there is a pathway leading to the front door, grassed garden area and hedging. To the side there is a single garage with up and over door, driveway for parking and gates. A further pedestrian gate leads to a gravelled side area and access to the side door into the utility room. A further pedestrian gate leads to the rear garden. The rear garden is divided up into a patio area, lawned garden with shrubs and fruit trees and a decking area with seating. There is also a log store, garden shed and compost area.

ASSURED SHORTHOLD TENANCY

Will be offered initially for 6/12 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 £357.

DEPOSIT/BOND

The deposit for this property will be £1788.46. 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.

