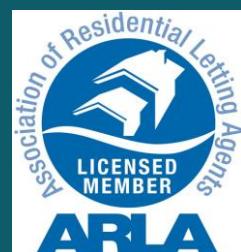




3 Carters Way
Somerton, Somerset, TA11 6HJ

Monthly Rental of £1100

3 bedrooms
Ref:P1544



ENGLISH HOMES

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Overview

A Semi Detached 3 Bedroom
Property
Living/Dining Room & Conservatory
Downstairs Cloakroom and Upstairs
Bathroom
Garden, Garage and Parking
EPC Band D and Council Tax Band C
Gas Central Heating and Double
Glazing
Available Now



Three bed linked semi detached property situated Somerton. Accommodation comprises: entrance hallway, living/dining room, conservatory, kitchen, downstairs cloakroom, 3 bedrooms and bathroom, gardens, garage, parking for two cars, gas central heating, double glazing. Available now.



Accommodation
A wrought iron gate set in a low stone wall opens to the front garden, with a path leading to the entrance porch and front door opening to

Entrance Hall 13'5" by 3'0" (4m 9cm x 0m 91cm)
Laminate floor, radiator, stairs to the first floor, doors to

Downstairs Cloakroom 7'4" by 3'0" (2m 24cm x 0m 91cm)
Low level W.C, wash basin, laminate floor, uPVC double glazed window to front.

Kitchen/Breakfast Room 10'8" by 8'9" (3m 25cm x 2m 67cm)
Range of wall, base and drawer units, worktop over.
Four element gas oven with extractor hood above and oven below, one and half bowl composite sink, tiled splash backs, under unit fridge and freezer, space and plumbing for washing machine, wall hung gas boiler, uPVC double glazed window to front, radiator.

Living/dining Room 16'0" by 12'4" (4m 88cm x 3m 76cm) less storage cupboard
Laminate floor, two radiators, understairs storage cupboard, timber framed double glazed window to rear, sliding aluminium patio doors to





Conservatory 14'2" by 11'3" (4m 32cm x 3m 43cm)
Double glazed uPVC conservatory with laminate floor, windows, French doors to rear garden.

Upstairs

From the entrance hall carpeted stairs lead to the first floor and

Landing 11'0" by 6'11" (3m 35cm x 2m 11cm)
Window to side, radiator, airing cupboard housing electric immersion heater, loft access, doors to

Bedroom One 13'4" by 9'7" (4m 6cm x 2m 92cm)
Fitted carpet, radiator, double glazed uPVC window to front

Bedroom Two 9'9" by 8'4" (2m 97cm x 2m 54cm)
Fitted carpet, radiator, window to rear.

Bedroom Three 7'5" by 6'6" (2m 26cm x 1m 98cm)
Fitted carpet, radiator, window to rear.

Bathroom 6'1" by 5'5" (1m 85cm x 1m 65cm)
Cream suite comprising panelled bath with shower over, pedestal wash basin, low level W.C, tiles to splash prone areas, extractor fan, uPVC glazed window to front, radiator.

Outside

Garage and Parking 17'8" by 8'3" (5m 38cm x 2m 51cm)

The right hand of a pair of detached garages. Up and over door, power light, eaves. There is one parking space in front of the garage and the left hand of two parking spaces beside the garage.



Front Garden

Largely laid to lawn with a hedge to one side and a fence to the other, with a stone wall to the front. A footpath beside the house leads through to

Rear Garden

Largely laid to lawn with timber fences to the borders, a footpath and gate to the garage.

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 is £253.

DEPOSIT/BOND

The deposit for this property will be £1269.23 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/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

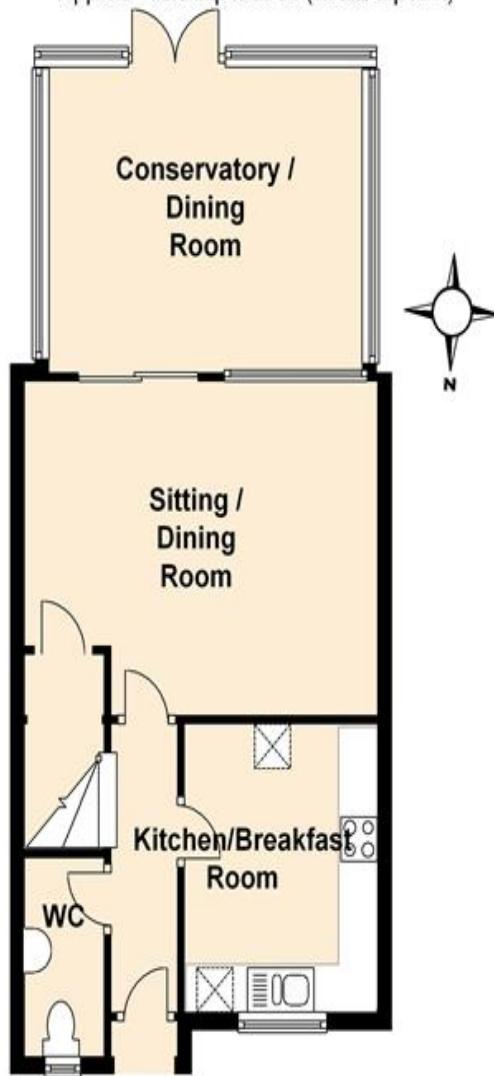
Langport Office 01458 252530
lettings@english-homes.co.uk

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.

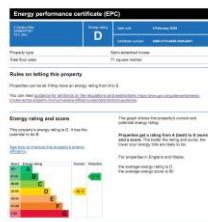
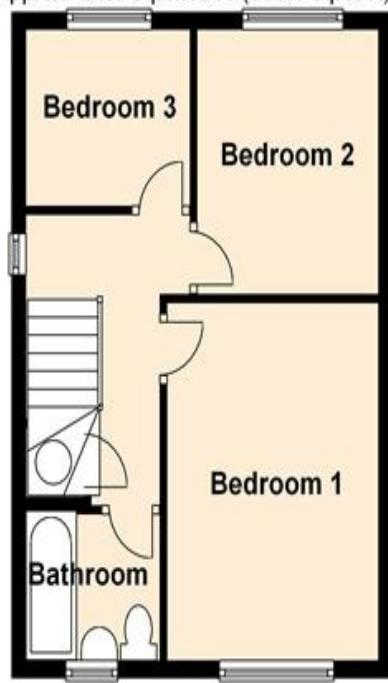
Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



ENGLISH HOMES

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.