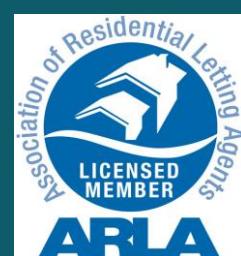




Flat 5 Castle House  
LANGPORT, Somerset, TA10 9PR

Monthly Rental of £650.00

2 bedrooms  
Ref:P2091



ENGLISH HOMES

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

## Overview

Second floor flat  
Town centre location  
Two bedrooms  
Lounge/kitchen  
Gas central heating  
Views over the moors  
Allocated parking  
EPC Band C and Council Tax Band A  
Available May 2025 onwards



A spacious, two bedroom, second floor flat with two allocated parking spaces and situated on Bow Street in the centre of Langport. The flat benefits from an outlook over the moors to the rear.  
Available May 2025 onwards



Accommodation  
A uPVC front door, stairs leading to the first and second floors  
Entrance  
Front door opens to  
Hallway  
Vinyl flooring, radiator, airing cupboard, coat hooks, doors to  
Living room 14'5" by 9'4" (4m 39cm x 2m 84cm)  
Fitted carpet, uPVC double glazed window to the rear, views over the moor, radiator  
Kitchen 9'5" by 6'0" (2m 87cm x 1m 83cm)  
Modern units above and below, roll edge worktops, washing machine, fridge/freezer, one and half bowl stainless steel sink, gas cooker, central heating boiler, central heating controls, velux window to the rear, vinyl flooring





Bedroom 1 16'0" by 10'0" (4m 88cm x 3m 5cm)

Fitted carpet, radiator, uPVC double glazed window to the rear over looking the moor

Bedroom 2 12'3" by 8'10" (3m 73cm x 2m 69cm)

Fitted carpet, velux window, radiator

Bathroom 9'0" by 5'10" (2m 74cm x 1m 78cm)

A modern white suite comprising panelled bath with electric shower over and shower curtain, pedestal wash basin, close coupled WC, shelving, vinyl flooring, velux window

Outside

Parking

Space for parking two cars.

Washing area

Behind the rear allocated parking spaces is an area with washing lines for communal use. The whole overlooks the moors where walks may be enjoyed. There is no right of way from this rear parking area to the moor, someone else owns the land.

#### 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 £150.00.

#### DEPOSIT/BOND

The deposit for this property will be £750. 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

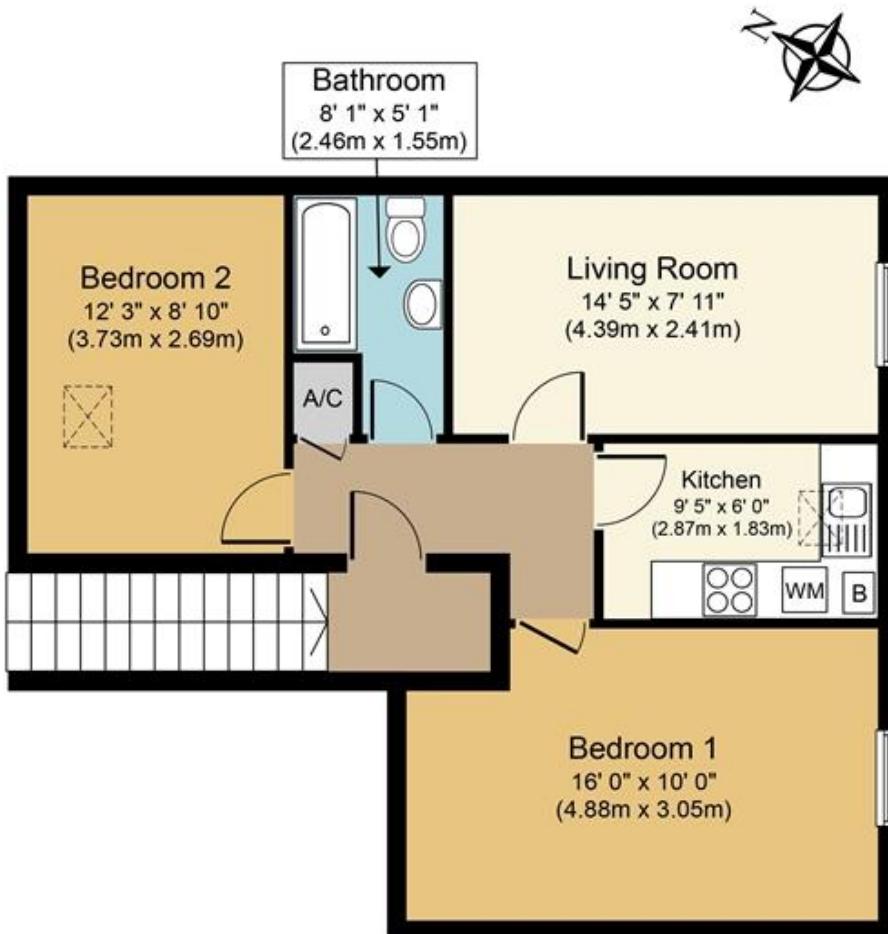
Will be carried out by a member of the Association of Independent Inventory Clerks if requested by the landlord.

#### VIEWINGS BY APPOINTMENT

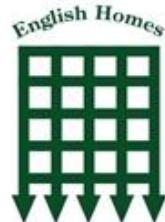
Langport Office 01458 252530  
lettings@english-homes.co.uk

**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.



**Approximate Floor Area**  
**607 sq. ft.**  
**(56.4 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.

[www.virtual360.net](http://www.virtual360.net)



**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.