



## Riverside Close

, BRIDGWATER, Somerset, TA6 3PE

Rental £1,050 Monthly  
2 Bedroom Coach House  
Available 16 August 2025



- \* Unfurnished
- \* TWO BEDROOMS
- \* COACH HOUSE
- \* GAS CENTRAL HEATING

- \* DOUBLE GLAZED
- \* GARAGE

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## Situation

A 2 bedroom detached coach house in Riverside Close, Bridgwater, within walking distance of local facilities and Bridgwater town centre together with mainline railway station. The M5 motorway junctions 23 and 24 are within easy access offering Bristol to the north and the county town of Taunton to the south offering further facilities.

The accommodation comprises of 2 double bedrooms, reception room, fitted kitchen and bathroom, and benefits from double glazing, gas central heating, a single garage and allocated parking.

EPC Rating C  
Council Tax Band A

AGENTS NOTE: No Pets.

VIEWING TIMES: 9.30am to 4.00pm Monday to Friday.

## Material Information

Construction – Traditional Build  
Utilities - Electricity, water and mains drainage.

Heating – electric  
Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see below:

<https://www.checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.checker.ofcom.org.uk/en-gb/broadband-coverage>

For information regarding flooding, please see below:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

Planning – To view planning applications in the local area, please see below:

<https://www.somerset.gov.uk/planning-buildings-and-land/view-and-comment-on-a-planning-application/>

Fees apply;

- Holding deposit; The holding deposit of 1 weeks rent will be retained and put towards the first months' rent, subject to successful referencing. The holding deposit is non-refundable if the tenancy does not go ahead due to the tenants providing false or misleading information, pulling out or failing the right to rent check. Details will be put in writing to the tenants within 7 days of the application not proceeding.

- Late payment of rent; 3% above the Bank of England base rate which, after 14 days can be backdated to the day rent was due.
- Any alternations/variations to the tenancy agreement; £50.
- Early termination fee (with landlords consent) £510.00.
- All charges are inclusive of vat.

A property cannot be held in reserve until all relevant monies have been paid.

- Any keys or security devices that are lost during the tenancy will be charged to the tenant.

## Directions

## Further Information

The deposit required is £1,211

Accommodation

All measurements are approximate.

