



## Linley Close

, BRIDGWATER, Somerset, TA6 4HL

**Rental £1,050 Monthly**  
**2 Bedroom House**  
**Available 05 September 2025**

Opening Times: Mon 08.30 - 00.00 | Tue 08.30 - 00.00 | Wed 08.30 - 00.00 | Thurs 08.30 - 00.00 | Fri 08.30 - 00.00 | Sat09.00 - 12.00 | Sun Closed

- \* Unfurnished
- \* TWO BEDROOMS
- \* END OF TERRACE PROPERTY
- \* DOUBLE GLAZED

- \* GAS CENTRAL HEATING
- \* ALLOCATED PARKING
- \* REAR ENCLOSED GARDEN

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## Situation

Situated in a pleasant position within the popular Bower Manor development.

This well presented two bedroom end terrace house benefits from off road parking. Entrance porch, lounge, modern fitted kitchen. One double bedroom and one single bedroom with an upstairs family bathroom UPVC double glazing, gas central heating, enclosed rear garden and allocated parking.

EPC Rating D  
Council Tax Band C

AGENTS NOTE: No Pets

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

## Material Information

Construction – Traditional Build

Utilities - Electricity, gas, water and mains drainage.

Heating – Gas

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.

