



**Salmon Parade**  
Bridgwater, Somerset, TA6 5AN

**Rental £775 Monthly**  
**1 Bedroom Flat / Apartment**  
**Available Now**

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 | Sat 09.00 - 12.00 | Sun Closed

## Situation

A well-presented one bedroom ground floor flat offering compact and practical accommodation, conveniently arranged with a fitted kitchen, separate living/bedroom space, shower room and enclosed rear courtyard. The property benefits from electric heating, neutral décor and a useful fitted storage cupboard within the kitchen area. Ideally suited to a single occupant or couple, the property is available unfurnished.

### Entrance / Living Area

A carpeted living space with neutral décor, double glazed window, electric wall heater and access through to the kitchen area.

### Kitchen

Fitted with a range of wall and base units, worktop space, tiled splashbacks, stainless steel sink and drainer, freestanding electric cooker and wood-effect vinyl flooring. There is also a useful built-in storage cupboard.

### Bedroom Area

A further carpeted room with neutral décor, double glazed window, electric wall heater and access through towards the shower room.

### Shower Room

Fitted with a white suite comprising WC, wash hand basin and shower area, with tiled walls, vinyl flooring and obscure double glazed window.

### Outside

To the rear is an enclosed courtyard area, providing a low-maintenance outside space.

### Heating

The property benefits from electric heating

### EPC Rating - E

Council Tax Band - A

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](http://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.

## Directions

## Further Information

The deposit required is £894

- 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 alterations/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.

## Accommodation

All measurements are approximate.

