35 High Street
Bridgwater
Somerset TA6 3BG
P: 01278 418001
E:bridgwater@andrewleeslettings.co.uk







Lavinia Way

, Bridgwater, Somerset, TA6 7BA

Rental £1,350 Monthly
3 Bedroom Semi Detached House
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 | Sat09.00 - 12.00 | Sun Closed

* Unfurnished * *
*

Situation
A well presented modern semi-detached property situated in the Wembdon area of Bridgwater and within walking distance of Bridgwater town centre, and good local schools.

The accommodation comprises 3 bedrooms with en-suite to the main bedroom, reception room, kitchen/diner, bathroom, downstairs cloakroom, double glazing, gas central heating, garage and allocated parking space and garden.

EPC Rating C
Council Tax Band C
AGENTS NOTE:
VIEWING TIMES: 9.30am to 4.00pm Monday to Friday.

HOW WE HANDLE YOUR ENQUIRY:
When you enquire about this property, our lettings assistant may contact you by WhatsApp, text or email from our office number (01278 418001) to ask a few short pre-qualification questions (household size, income, credit history, move date and pets) and to arrange a viewing. Our assistant uses AI technology, and all decisions can be reviewed by a member of our team. Your information is used only to assess your enquiry and arrange viewings, and is handled in line with UK GDPR. If you would prefer to speak to someone directly, or do not wish to be contacted by WhatsApp, simply reply STOP or call the office on 01278 418001. For full details of how we use and store your data, please see our privacy notice at www.andrewlees.co/privacy.php

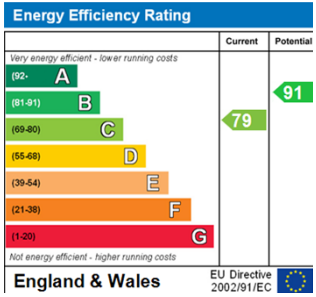
Material Information
Construction - Traditional Build
Utilities - Electricity, Gas, water and mains drainage.
Heating - Gas
Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see below:
https://www.checker.ofcom.org.uk/en-gb/mobile-coverage
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
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.

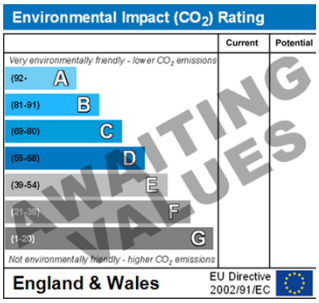
Directions

Further Information
The deposit required is £1,557

Accommodation

All measurements are approximate.





Property Ref: inst-1449