35 High Street
Bridgwater
Somerset TA6 3BG
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Florence Court

, Wembdon, Bridgwater, Somerset , TA6 3SX

Rental £1,400 Monthly
3 Bedroom House
Available 01 January 2027

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
* DETACHED HOUSE
* GARAGE
* CONSERVATORY
* GAS CENTRAL HEATING
* Enclosed Garden
*

Situation

A Detached property situated on the NDR in Bridgwater within walking distance of local facilities including good local schools and shops. Bridgwater town centre is within walking distance offering further facilities. The Hinkley Point bus pick up points are within walking distance .
The accommodation comprises Lounge, Kitchen Diner, Conservatory, Cloakroom, 3 bedrooms and family bathroom, The property benefits from gas central heating and double glazing together with garage and gardens.
EPC Rating C
Council Tax Band C
AGENTS NOTE:
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
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.

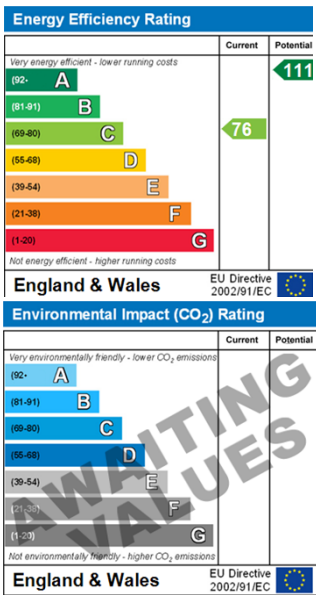
Directions

Further Information

The deposit required is £1,615

Accommodation

All measurements are approximate.



Property Ref: inst-1426