



East Street

, CANNINGTON, Bridgwater, Somerset, TA5 2HJ

Rental £1,050 Monthly
2 Bedroom Bungalow
Available Now

Situation

A delightful two bedroom semi-detached bungalow, quietly tucked away on East Street in the sought-after village of Cannington, offering comfortable accommodation in a convenient location. Ideally situated within walking distance of a range of local shops, amenities, and everyday facilities, the property is also well placed for commuters, with the Hinkley Point Park & Ride easily accessible.

The nearby market town of Bridgwater offers excellent transport links, including access to the M5 motorway. Bristol is readily accessible to the north, while the county town of Taunton lies to the south, providing further retail, educational, and recreational amenities.

The accommodation comprises a spacious reception room, a well-proportioned kitchen/dining room, one generous double bedroom, a large single bedroom and a family bathroom.

Additional benefits include gas central heating, double glazing throughout, on-street parking, and attractive enclosed gardens to both the front and rear, providing pleasant outdoor space for relaxing or gardening.

EPC Rating - D
Council Tax Band - B

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.

This charming bungalow offers an excellent opportunity for those seeking a well-maintained home in a peaceful yet highly convenient village location with excellent access to local

Directions

Further Information
The deposit required is £1,211

amenities and major transport links.

Accommodation

All measurements are approximate.

