



## Naples View

, BRIDGWATER, Somerset, TA6 3SU

**Rental £1,250 Monthly**  
**3 Bedroom House**  
**Available 01 September 2025**

Andrew Lees Lettings, 35 High Street, Bridgwater, Somerset, , TA6 3BG  
Email: [bridgwater@andrewleeslettings.co.uk](mailto:bridgwater@andrewleeslettings.co.uk) | Tel: 01278 418001



\* Unfurnished

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Situation

A modern detached three bedroom family home situated off of the NDR in Bridgwater and within walking distance of the town centre and local facilities.

The accommodation comprises 3 bedrooms, en-suite to master, lounge, kitchen/diner with intergrated cooker, cloakroom, conservatory, double glazing, gas central heating, enclosed landscaped rear garden and garage.

EPC Rating C  
Council Tax Band C

AGENTS NOTE: Sorry 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.

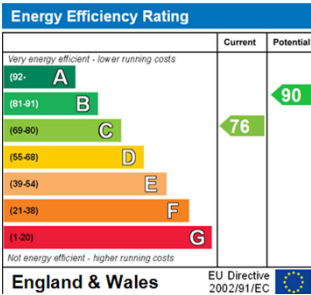
- Late payment of rent; 3% above the Bank of England base rate which, after 14 days can be backdated to the day rent was due.
- Any alternations/variations to the tenancy agreement; £50.
- Early termination fee (with landlords consent) £510.00.
- All charges are inclusive of vat.

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.

Accommodation

Directions

Further Information  
The deposit required is £1,442



All measurements are approximate.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 