



## Hammet Street

, North Petherton, BRIDGWATER, Somerset, TA6 6SD

**Rental £850 Monthly**  
**1 Bedroom 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
- \* ONE BEDROOM
- \* TERRACE COTTAGE
- \* FITTED KITCHEN

\* CLOSE TO LOCAL AMENITIES

\*

## Situation

\*\*LET

End Terrace Cottage | North Petherton Village Location | Large Double Bedroom | Communal Gardens

A charming one bedroom end terrace cottage situated within the popular village of North Petherton, offering convenient access to local amenities and the M5 motorway junction. North Petherton provides a range of everyday facilities including a doctors' surgery, dentist, Tesco Express, public house and Post Office, making this an ideal home for those seeking village living with excellent transport links.

### Full Description:

The accommodation briefly comprises a spacious reception room, large kitchen/diner, one generous double bedroom and bathroom. The property further benefits from double glazing, night storage heating and access to communal gardens. This well-positioned cottage would ideally suit a single occupant or couple looking for a comfortable home in a convenient village location.

### Important Notice:

\*\*\* THIS PROPERTY IS OWNED BY AN EMPLOYEE OF ANDREW LEES LETTINGS \*\*\*\*

EPC Rating - D

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](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

## Directions

## Further Information

The deposit required is £980

- 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.

