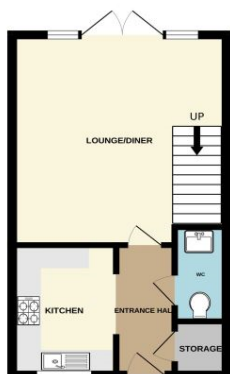




lees & waters  
ESTATE AGENTS

GROUND FLOOR

FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, representations of plans, fixtures, fittings and any other items are approximate and no responsibility is taken for any error or omission in this description. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and fittings shown here are not intended and no guarantee is given in this regard. It is recommended that you view the property in person.



**Hazeley Close**  
Bridgwater, Somerset, TA6 5FP

**Rental £1,100 Monthly**  
**2 Bedroom Terraced House**  
**Available Now**

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

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 tucked away position within in a no through road, this small, desirable development has good access to the Bridgwater train station, is a short drive to the town centre itself and the new access road from Colley Lane to the M5 motorway junction 24.

To the front of the property there is an off road parking space for one vehicle and laid to lawn garden to the rear.

From the front hallway there is access to the kitchen, which is fitted with modern units to base and wall and has space for ample white goods. There is ample storage and access to the modern WC. The rear facing lounge/diner is light and airy and has ample space for dining table and good size three piece suite. Views and access to the rear garden are offered via centre opening French doors. Staircase from the lounge gives access to the first floor where two well proportioned double bedrooms and bathroom with modern white suite can be found. The property is fully double glazed, benefits from gas central heating

EPC - B  
Council Tax Band - B

AGENTS NOTE: 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.

Directions

Further Information

The deposit required is £1,269

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

All measurements are approximate.

