



Merino Way

, BRIDGWATER, Somerset, TA6 6WH

Rental £1,350 Monthly
3 Bedroom House
Available 03 October 2025

Andrew Lees Lettings, 35 High Street, Bridgwater, Somerset, , TA6 3BG
Email: 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

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Situation

A semi detached house situated on the Wren Gardens development in Bridgwater, within easy access of local facilities and the M5 motorway junction 24 offering access to Bristol to the north and the county town of Taunton to the north.

The accommodation comprises 3 bedrooms, family bathroom and en-suite, living room, kitchen/dining room, cloakroom. The property benefits from gas central heating and double glazing, with the added benefit of 2 allocated parking spaces and a garden.

- *3 Bedrooms
- *Family Bathroom
- *Ensuite
- *Living Room
- *Kitchen/Diner
- *Cloakroom
- *Gas Central Heating
- *Double Glazing
- *2 Allocated parking spaces
- *Garden

EPC Rating B
Council Tax C

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

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 £1,557

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.

