



Countess Avenue

, BRIDGWATER, Somerset, TA6 3TJ

Rental £1,100 Monthly
2 Bedroom Coach House
Available Now

- * Unfurnished
- * TWO BEDROOMS
- * COACH HOUSE
- * CARPORT OFF-ROAD PARKING

- * GAS CENTRAL HEATING
- * DOUBLE GLAZED
- * GREAT LOCATION FOR HINKLEY POINT BUS PICKUPS

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Situation

A well-positioned two-bedroom mid-terrace coach house situated on the NDR in Bridgwater, ideally located for access to local schools, amenities and Hinkley Point C pickup points, making this an excellent choice for professionals and those looking for convenient access to the surrounding area.

The property is approached via the carport, which provides off-road parking, with the main entrance leading into the property and stairs rising to the first-floor accommodation.

On the first-floor landing, there is a useful storage cupboard along with a separate airing cupboard, providing additional practical storage.

The spacious lounge benefits from a feature fireplace and dual-aspect windows, providing plenty of natural light and creating a comfortable main living space.

The kitchen is fitted with a gas hob, extractor hood and built-in oven, together with space beneath the worktop for a washing machine and space for an upright freestanding fridge freezer.

There are two bedrooms, both located on the first floor, along with a bathroom fitted with a bath and shower over.

The property benefits from gas central heating and double glazing throughout and is available to move into as soon as possible.

An excellent opportunity to rent a well-located two-bedroom coach house with off-road parking and convenient access to Bridgwater's amenities, schools and Hinkley Point C transport links.

EPC Rating C

Council Tax Band A

AGENTS NOTE:

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.

Directions

Further Information

The deposit required is £1,269

- Any keys or security devices that are lost during the tenancy will be charged to the tenant.

Accommodation

All measurements are approximate.

