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Carlton Drive

, Bridgwater, Somerset, TA6 3TL

Rental £1,250 Monthly
3 Bedroom Detached 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
* THREE BEDROOMS
* DETACHED HOUSE
* SIDE-DRIVEWAY
* REAR GARDEN
* GAS CENTRAL HEATING
* DOUBLE GLAZED
* GREAT LOCATION FOR HINKLEY POINT BUS PICKUPS
*

Situation

This well-presented three-bedroom detached house offers practical and spacious accommodation throughout, together with off-road parking and an enclosed rear garden.

The property is entered through an entrance hallway with stairs rising to the first floor. From the hallway, a door leads into the spacious lounge, which benefits from a large front-facing window allowing plenty of natural light and an attractive electric feature fireplace.

To the rear of the property is the dining area with French doors opening onto the garden. An open archway leads through to the kitchen, which provides space for an oven, washing machine and fridge freezer. The kitchen also benefits from an under-stairs storage cupboard and a further external door leading directly to the rear garden.

On the first floor there are three bedrooms, a family bathroom and an airing cupboard housing the gas combination boiler. The main bedroom benefits from built-in wardrobes with sliding mirrored doors, providing excellent storage. The family bathroom is fitted with a bath with shower over, wash hand basin and WC.

Externally, the property offers a side driveway providing off-road parking and a side access gate leading into the enclosed rear garden. The garden includes a patio seating area, lawn and useful storage shed.

Further benefits include gas central heating and a well-planned layout throughout, making this an attractive family home.

EPC Rating D
Council Tax Band B
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.
• Any keys or security devices that are lost during the tenancy

Directions

Further Information

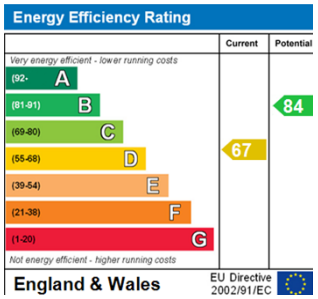
The deposit required is £1,442

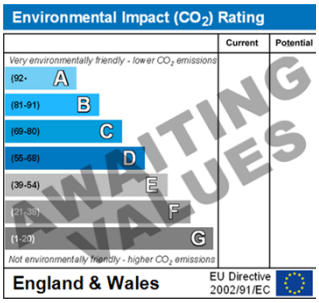
Property Ref: inst-1345

will be charged to the tenant.

Accommodation

All measurements are approximate.





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