



**Marsa Way**  
BRIDGWATER, Somerset, TA6 5JN

**Rental £1,400 Monthly**  
**1 Bedroom House**  
**Available 31 October 2025**

Andrew Lees Lettings, 35 High Street, Bridgwater, Somerset, TA6 3BG  
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- \* Unfurnished
- \* SEMI DETACHED
- \* THREE BEDROOMS
- \* EN-SUITE TO MASTER

- \* DOWNSTAIRS CLOAKROOM
- \* GARAGE
- \* OFF ROAD PARKING

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## Situation

A well presented semi detached house with accommodation over 3 floors, situated within walking distance of Bridgwater town centre and local facilities.

The accommodation comprises 3 bedrooms with master en-suite and dressing room, reception /dining room, kitchen, cloakroom, family bathroom, double glazing, gas central heating, allocated parking for 2 cars, garage and gardens.

Council Tax: C  
EPC Rating: C

### AGENTS NOTE:

No Pets

VIEWING TIMES: 9.30am to 4.00pm Monday to Friday.

### Material Information

Construction - Traditional Build

Utilities - Gas, Electricity, water and mains drainage

Heating - Gas central Heating

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 have been paid.

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

## Directions

## Further Information

The deposit required is £1,615

Accommodation

All measurements are approximate.

