



## Leyton Drive

, BRIDGWATER, Somerset, TA6 4XY

**Rental £1,250 Monthly**  
**3 Bedroom 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
- \* KITCHEN/DINER
- \* GARAGE

- \* DOUBLE GLAZED
- \* GAS CENTRAL HEATING
- \* Enclosed Garden

\*

## Situation

A Semi Detached house situated in the Bower area of Bridgwater, local amenities are located nearby. The M5 motorway is located within close distance offering Bristol to the north and the county town of Taunton to the south offering further facilities.

The accommodation comprises 3 bedrooms, reception room, kitchen/diner and bathroom. The property benefits from double glazing and gas central heating together with gardens and a single garage

Bedroom 1 - 14'1" x 8'3"  
 Bedroom 2 - 11'1" (max) x 8'3" (max)  
 Bedroom 3 - 6'5" x 9'3" (max)

EPC Rating - D  
 Council Tax Band - B

AGENTS NOTE: Sorry 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](http://flood-map-for-planning.service.gov.uk/location)

Planning - To view planning applications in the local area, please see below:

- 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 £1,442

Accommodation

All measurements are approximate.

