



The Property
Centre of Somerset



ASTON & CO.
PROPERTY INVESTMENT



Viscount Square

, BRIDGWATER, Somerset, TA6 3TZ

Rental £950 Monthly
2 Bedroom Coach House
Available 01 September 2025

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
- * TWO BEDROOMS
- * COACH HOUSE
- * ALLOCATED PARKING

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Situation

A 2 bedroom link detached coach house off of the NDR development in Bridgwater within walking distance of the town centre and local facilities.

The accommodation comprises 2 bedrooms, reception/diner, kitchen, bathroom with shower. The property is double glazed with a carport for 2 cars allocated parking and gas central heating.

EPC - C
Council Tax Band - A

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 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 £1,096

Accommodation

All measurements are approximate.

