



Augusta Drive

, BRIDGWATER, Somerset, TA6 4GQ

Rental £1,095 Monthly
2 Bedroom Terraced House
Available Now

Andrew Lees Lettings, 35 High Street, Bridgwater, Somerset, , TA6 3BG
Email: bridgwater@andrewleeslettings.co.uk | Tel: 01278 418001

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

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Situation

- * 2 Bedroom Mid Terrace
- * Kingsdown Development
- * Living room/Kitchen
- * Gas Central Heating
- * Parking
- * Deposit - £1326.00

A mid terrace house situated on the Kingsdown Development in Bridgwater and within walking distance of local facilities. The M5 motorway junction is within easy access offering Bristol to the north and the county town of Taunton to the south offering further facilities. The HPC park and ride is situated at Junction 23.

The accommodation comprises an open plan living room/kitchen with integrated 50/50 fridge freezer, plus integrated washer dryer. WC, 2 bedrooms and bathroom. The property benefits from gas central heating, double glazing, garden and parking.

EPC Rating B
Council Tax Band - B

AGENTS NOTE: No Pets
VIEWING TIMES: 9.30am to 4.00pm Monday to Friday.

Material Information
Construction – Traditional Build
Utilities - 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

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 £1,263

Accommodation

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(10-47) A		
(48-73) B		
(74-100) C		
(101-127) D		
(128-154) E		
(155-181) F		
(182-210) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC