



**Catcott Broad Drove**  
Burtle, Somerset, TA7 8NG

**Rental £1,100 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
- \* VILLAGE LOCATION

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## Situation

- Lovely village location
- End of Terrace Property
- 3 Bedrooms
- Double Glazing
- Oil Central heating
- Parking to the front
- Good storage space
- Neutrally decorated
- Countryside Views
- EPC Rating C

A well presented and neutrally decorated end of terrace family home in the lovely village of Burtle just a few miles from Bridgwater.

To the ground floor there is an entrance hall, cloakroom, 2 storage cupboards and under stairs storage cupboard.

The kitchen is a good size with plenty of room for dining furniture and a range of fitted wall and base units, built in oven hob and extractor, stainless steel sink and space for white goods.

The lounge is a good size with double doors leading to the enclosed garden featuring a patio area

To the first floor there are 3 bedrooms, 2 double and 1 single with a family bathroom which has a white bath suite with shower over the bath.

The property is heated by oil central heating, and benefits from double glazing and there is parking to the front of the property.

EPC Rating C  
Council Tax Band C

AGENTS NOTE: No Pets

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

Material Information  
Construction – Traditional Build  
Utilities - Electricity, oil, water and mains drainage.

Heating – Oil  
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

## Directions

## Further Information

The deposit required is £1,269

- 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.

Accommodation

All measurements are approximate.

