



Ground Floor

Garage 5480
[Approximate dimensions]



First Floor

Kitchen/ Breakfast	4201 x
Lounge/ Dining Room	5348 x
Bedroom 1	3402 x
Bedroom 2	3402 x
Bathroom	2447 x

[Approximate dimensions]

Appledore Drive
BRIDGWATER, Somerset, TA6 5FH

Rental £1,100 Monthly
2 Bedroom Coach House
Available 09 March 2026

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
- * COACH HOUSE
- * TWO BEDROOMS
- * GARAGE

- * CLOSE TO TRAIN STATION
- * GAS CENTRAL HEATING
- * DOUBLE GLAZED

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Situation

Coach house situated on the Phoenix development in Bridgwater within walking distance of local facilities. The main line railway station is within easy access together with the M5 motorway junctions 23 and 24, offering Bristol to the north and the county town of Taunton to the south offering further facilities.

The accommodation comprises 2 bedrooms and bathroom, open plan living/dining/kitchen area. The property benefits from gas central heating and double glazing and garage, there is a small outside space.

EPC Rating - B
Council Tax Band - A

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

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 £1,269

Accommodation

All measurements are approximate.

