



Clarks Road
Bridgwater, TA6 5QB

Rental £995 Monthly
2 Bedroom Semi Detached 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 | Sat 09.00 - 12.00 | Sun Closed

Situation

This two-bedroom semi-detached house is situated on Clarks Road in Bridgwater, offering a highly convenient location within walking distance of the town centre, train station, and a range of local amenities, including nearby supermarkets.

You enter the property into an entrance hallway, which leads through to a comfortable lounge area. From the lounge, you move into the kitchen breakfast room, which provides space for dining and includes a rear door leading out to the enclosed garden.

Upstairs, the property offers two bedrooms, comprising one double bedroom and one single bedroom, along with a family bathroom.

Externally, the property benefits from a side driveway providing off-road parking for two vehicles, as well as a side access gate leading to the rear garden.

The home is fully double glazed and benefits from gas central heating throughout.

Available to rent, this property offers practical living in a convenient Bridgwater location.

EPC Rating C

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.

Directions

Further Information

The deposit required is £1,148

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- 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		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 