



Melbourne Square

, BRIDGWATER, Somerset, TA6 4DA

Rental £1,100 Monthly
3 Bedroom House
Available Now

* Unfurnished

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Situation

Situated in a quiet location in central Bridgwater a well presented terraced cottage. Within walking distance of local facilities and Hinkley Point bus pick up points, local schools, Bridgwater College is also within walking distance. The accommodation comprises 3 bedrooms, fitted kitchen, downstairs bathroom, two reception rooms and UPVC lean to/conservatory. The property also benefits from double glazing, gas central heating garden and allocated parking.

- *3 bedrooms
- *fitted kitchen
- *downstairs bathroom
- * two reception rooms
- *UPVC lean to/conservatory
- *double glazing
- *gas central heating
- *garden
- *Allocated parking driveway for one car

EPC Rating D
Council Tax Band A

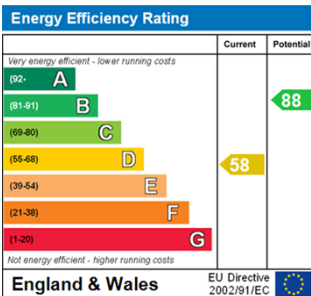
AGENTS NOTE: No PETS
VIEWING TIMES: 9.30am to 4.00pm Monday to Friday.

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 £1,269

Accommodation



All measurements are approximate.

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 