



**Swallow Gardens**  
, Weston-Super-Mare , BS22 8RU

**Rental £1,250 Monthly**  
**2 Bedroom Bungalow**  
**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

\*

\*

\*

## Situation

- \* Detached Bungalow\*
- \* Two Bedroom
- \* Fitted Kitchen
- \* Modern Bathroom
- \* Garage
- \* Deposit: £1442.00

A detached bungalow in Weston-super-Mare a perfect rental opportunity in this charming detached two-bedroom bungalow. This property offers a comfortable and spacious living experience, complete with a garage and lean-to for added convenience.

The accommodation comprises a Fully fitted kitchen, complete with integrated appliances such as a fridge/freezer and dishwasher. This modern kitchen is a culinary enthusiast's dream, the living room offers a cosy and inviting space to relax and unwind, Steping outside into the garden a perfect space for outdoor gatherings, a well-appointed bathroom, two bedrooms, there is plenty of space for a small family or professionals looking to share a home.

Contact us today to arrange a viewing and secure your new home.

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, 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](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 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 £1,442

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.

