



Royal Drive

, BRIDGWATER, Somerset, TA6 4FS

Rental £1,100 Monthly
2 Bedroom House
Available 01 December 2025

Andrew Lees Lettings, 35 High Street, Bridgwater, Somerset, , TA6 3BG
Email: bridgwater@andrewleeslettings.co.uk | Tel: 01278 418001

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
- * TERRACE HOUSE
- * TWO DOUBLE BEDROOMS
- * ENSUITE

- * DOWNSTAIRS CLOAKROOM
- * DOUBLE GLAZED
- * GAS CENTRAL HEATING
- * FITTED KITCHEN

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Situation

A modern terrace house situated on the Kingsdown Development in Bridgwater, within easy access of the M5 motorway junction 23, the new Morrisons depot, a main bus route and local facilities.

The accommodation comprises 2 double bedrooms, a reception/diner, kitchen, family bathroom, en-suite and cloakroom. The property benefits from double glazing and gas central heating together with a garden.

EPC Rating - C
Council Tax Band - B

AGENTS NOTE: No Pets

VIEWING TIMES: 9.30am to 4.00pm Monday to Friday

Material Information
Construction - Traditional Build

Utilities - Gas, electricity, water and mains drainage

Heating - Gas Central Heating

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.

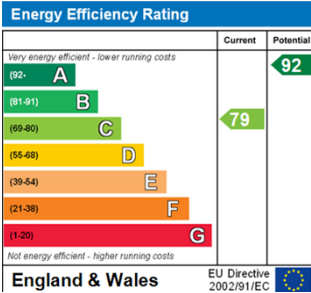
A property cannot be held in reserve until all relevant monies have been paid.
• Any keys or security devices that are lost during the tenancy will be charged to the tenant.

Accommodation

Directions

Further Information

The deposit required is £1,269



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 