



Leyton Drive

, Bridgwater, Somerset, TA6 4XY

Rental £1,150 Monthly
2 Bedroom Semi Detached House
Available Now

Andrew Lees Lettings, 35 High Street, Bridgwater, Somerset, , TA6 3BG
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- * Unfurnished
- * TWO BEDROOMS
- * SEMI DETACHED
- * GARAGE

- * DRIVEWAY PARKING
- * GAS CENTRAL HEATING
- * REAR ENCLOSED GARDEN

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Situation

Situated in a desirable residential area of Bridgwater, this attractive two-bedroom semi-detached house offers comfortable and practical accommodation, well suited to professionals, couples or a small family.

The ground floor comprises a separate fitted kitchen and a spacious lounge/diner positioned at the rear of the property. Patio doors open directly onto the garden, creating a bright and inviting living space that is ideal for relaxing and entertaining.

Upstairs, there are two well-proportioned bedrooms and a family bathroom fitted with essential amenities.

Outside, the property benefits from a private rear garden, driveway parking and a garage providing secure parking or useful additional storage.

The property also features gas central heating and double glazing throughout. Leyton Drive is conveniently positioned for access to local shops, schools, public transport links and other amenities within Bridgwater.

EPC Rating C
Council Tax Band B
AGENTS NOTE:

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 £1,326

Accommodation

All measurements are approximate.

