35 High Street
Bridgwater
Somerset TA6 3BG
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Polden Street

, Bridgwater, Somerset, TA6 5EN

Rental £1,025 Monthly
2 Bedroom Terraced House
Available 14 December 2026

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
* TWO BEDROOMS
* MID TERRACE HOME
* NEWLY REFURBISHED
* GAS CENTRAL HEATING
* DOUBLE GLAZED
* REAR ENCLOSED GARDEN
* TWO RECEPTION ROOMS
* NEW KITCHEN

Situation

A recently refurbished two-bedroom mid-terrace house conveniently situated in Bridgwater, close to Bridgwater Railway Station and within approximately a 5–10 minute walk of the town centre and its local amenities.

The property has undergone refurbishment throughout, benefiting from new flooring and décor, along with a newly fitted kitchen.

Upon entering the property, you are welcomed into the entrance hallway, which leads through to the front reception room, featuring a front-aspect window. Continuing through the hallway, there is a second reception room to the rear, with a hatchway opening through towards the kitchen.

The newly fitted kitchen comprises an electric oven, hob and extractor hood, along with a skylight window providing additional natural light and doors leading out to the rear garden.

Stairs lead to the first floor, where there are two bedrooms and the family bathroom. The bathroom comprises a bath with shower over, wash basin, WC and heated towel rail. The gas combination boiler is also housed within the bathroom.

Further benefits include gas central heating, full double glazing and recent refurbishment throughout.

EPC Rating C
Council Tax Band C
AGENTS NOTE:
VIEWING TIMES: 9.30am to 4.00pm Monday to Friday.
HOW WE HANDLE YOUR ENQUIRY:
When you enquire about this property, our lettings assistant may contact you by WhatsApp, text or email from our office number (01278 418001) to ask a few short pre-qualification questions (household size, income, credit history, move date and pets) and to arrange a viewing. Our assistant uses AI technology, and all decisions can be reviewed by a member of our team. Your information is used only to assess your enquiry and arrange viewings, and is handled in line with UK GDPR. If you would prefer to speak to someone directly, or do not wish to be contacted by WhatsApp, simply reply STOP or call the office on 01278 418001. For full details of how we use and store your data, please see our privacy notice at
www.andrewlees.co/privacy.php
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:
www.checker.ofcom.org.uk/en-gb/mobile-coverage
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:
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

Directions

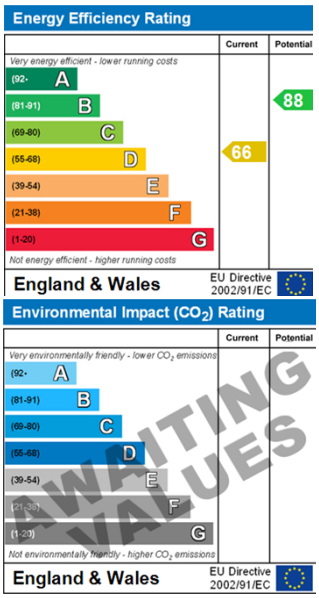
Further Information

The deposit required is £1,182

rate which, after 14 days can be backdated to the day rent was due.
• Any alterations/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

All measurements are approximate.



Property Ref: inst-1456