



4 Orchard Close

Bridgwater, TA7 8LL

£850 PCM



PROPERTY DESCRIPTION

First Floor purpose built well presented 2 bedroom flat situated in the picturesque village of Cossington

Not suitable for young children

*Private Entrance *2 Bedrooms *Lounge with feature fireplace *Kitchen *Utility Area *Inner lobby *Master bedroom with built in wardrobe *Bathroom White suite with shower over bath *Electric Heating *Garden *Parking

Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Property Location

This beautiful apartment is located in a picturesque village of Cossington. Bridgwater Town Centre is within a fifteen minutes drive and access to the M5 Motorway is within a five minutes drive giving easy access to Bristol, Taunton, Exeter & the M4 corridor.

Accommodation

- *Private Entrance
- *2 Bedrooms
- *Lounge with feature fireplace
- *Kitchen
- *Utility Area
- *Inner lobby
- *Master bedroom with built in wardrobe
- *Bathroom White suite with shower over bath
- *Electric Heating
- *Garden
- *Parking

Directions

From Junction 23 of the M5, take the first left and proceed up Puriton Hill. Continue straight across the next roundabout and continue down Puriton Hill to the junction of the A39. Turn left onto the A39 and proceed into the village of Bawdrip. Turn left at the garage signposted Woolavington onto the B3141 and next right onto Cossington Lane. Proceed along Cossington Lane which becomes Manor Road. Follow Manor Road and bear left onto Middle Road. Turn left onto Orchard Close. Destination will be on the left.

NB

- No Pets
- Non-Smokers Only
- Not suitable for young children

All potential applicants must be able to provide full references and a full residential history.

Holding Deposit

£195.00

Deposit

£980.00

Material Information

*Mains electric and water at the property.

*Broadband and Mobile signal or coverage in the area

For an indication of specific speeds and supply or coverage in the area, we recommend potential tenants to use the Ofcom checkers below:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TERMS:

The holding deposit of the property is equivalent to one weeks rent which for a successful application will go towards the first month's rent. If you wish to vacate the property prior to the end of the six-month fixed terms and your landlord is in agreement, we will endeavour to relet the property.

Please be aware should we not be able to relet you will still be liable of the rent for the fixed term of the tenancy.

Cleaning at £60.00 (inc vat) per hour which will be deducted from the Security Deposit. Only charged when cleans is necessary to return the property to the same condition as at the start of the tenancy.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR TEAM

01278 793700

lettings@berrymansproperties.net

IMPORTANT NOTICE

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permission or fitness for purpose. No apparatus equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Parties are advised to check availability make an appointment to view before traveling to see a property.

