



Lyndon Brett Partnership

Chartered Surveyors - RICS Registered Valuers - Licensed Property Valuers

Residential Lettings and Commercial Sales and Lettings

Property Consultants and Managers - Estate and Block Management

Planning Applications - Building Regulations - Building Supervision - CAD Drawing

County Court Chambers, Queen Street, Bridgwater, TA6 3DA • Email: [info@lbp-rics.co.uk](mailto:info@lbp-rics.co.uk) • 01278 450350 • Website: [www.lbp-rics.co.uk](http://www.lbp-rics.co.uk)



**TO LET**

## One Bedroom Furnished Cottage Bills included- Town Centre Location



Court Cottage  
Bridgwater  
Somerset  
TA6 3DD

£1,350.00 per Calendar Month

£1,557.00 Deposit



The Association of Valuers  
of Licensed Property

Zoe Ford – Residential Lettings and Property Management

T: 01278 450 350 E: [zoe@lbp-rics.co.uk](mailto:zoe@lbp-rics.co.uk)



## DESCRIPTION

A large one bedroom cottage, former servants quarters, with period features in the walled garden of a Grade I Listed Georgian Building in a quiet location within Bridgwater Town Centre.

The cottage is beautifully finished to a high standard and comes fully furnished and equipped with all modern appliances.

The property benefits from its Town Centre location with excellent access to major supermarkets, schools, leisure facilities and road links to the A39, M5 and Hinkley Point Power Stations.

## ACCOMMODATION

This fully furnished apartment comprises a large fully fitted kitchen, living/dining room, downstairs shower room. Upstairs is a large double bedroom with en-suite bathroom.

Kitchen - 6.55m x 2.63m

Living/Dining Room - 4.90m x 3.90m

Downstairs Bathroom - 2.38m x 1.37m

Bedroom - 4.51m x 3.94m

Bathroom - 2.67m x 1.67m

On Street permit parking is included.

## SERVICES

Mains electricity, water and drainage are connected to the property. Telephone lines available for connection subject to BT Regulations.

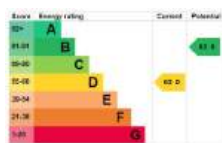
Mobile phone coverage with 4G network available with all major mobile suppliers.

*(We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.)*

## OUTGOINGS

Council Tax rates, Electric rates, Gas rates, Water rates, Internet and TV licence included in all-inclusive rent.

## EPC



## TERMS

The property is let by way of an Assured Shorthold Tenancy Agreement with a minimum term of 6 months.

Company Let Agreement are available subject to a fee of £240 inclusive of VAT.

## RENT

The property is available at £1,350.00 per month, exclusive of all bills.

## DEPOSIT

A deposit of £1,557.00 will be taken and held in our secure Client Monies Account. The Deposit is protected by MyDeposits.



## HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent will be taken upon confirmation of application.

The Agents - Lyndon Brett Partnership are entitled to retain the holding deposit if the information provided on your credit application form is false or misleading.

Failure to disclose any relevant information which later comes to the Agents attention such as a valid County Court Judgement or Criminal conviction, or if you withdraw from the application after the initial credit checks have been carried out, will entitle the Agents to withhold your deposit.

## LOCATION/ DIRECTIONS

Court Cottage is access by way of a private gated entrance from Queen Street, Bridgwater.

Bridgwater is situated on the River Parrett, approximately 10 miles north east of Taunton, 30 miles south west of Bristol, whilst also being located on the A38/A39 main trunk road junction. Bridgwater benefits from two M5 motorway junctions, J23 to the North and J24 to the South.

## VIEWINGS

Viewings to be carried out strictly by way of appointment only.

## DISCLAIMER

N.B Under the S.21 of the Estate Agents Act 1979, we are obliged to advise potential Tenants that members of the Firm of Lyndon Brett Partnership have a personal interest in this property.

