



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 House Garden and Garage



1 Pollard Road  
Bridgwater  
TA6 4YA

£850.00 Per Calendar Month

£980.00 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)





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## DESCRIPTION

A one bedroom back to back house, situated in the popular Bower Manor development in Bridgwater.

The house is finished to a high standard throughout after being fully refurbished last in 2023.

The property is situated directly opposite Tesco express on Bower Manor and has excellent access to major supermarkets, schools, leisure facilities and road links to the A39, M5 and Hinkley Point Power Stations.

## ACCOMMODATION

This house comprises a open-plan lounge/ kitchen, fitted with white goods. French doors opening onto a private garden with side gate access. Upstairs is a good sized double bedroom and bathroom.

Kitchen / Lounge- 5.85m x 3.86

Bedroom - 3.84m x 3.08m

Bathroom - 1.89m x 1.98m

Property has the added benefit of a single garage and shared driveway with parking for one vehicle.

## SERVICES

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

Broadband availability with various suppliers with available speeds of up to 67 Mbps.

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

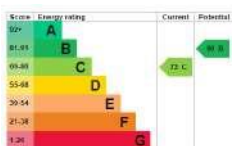
*(We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.)*

## OUTGOINGS

Gas rates, Electric rates, Water rates and Council Tax rates are payable.

The property is Council Tax Band A.

## 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 £850.00 per month, exclusive of all bills.

## DEPOSIT



A deposit of £980.00 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

Pollard Road is situated of the main Bower Estate road, Eastern Avenue. Opposite Tesco Express.

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.

