



TO LET

One Bedroom Apartment Town Centre Location



Swaynes Mews
38 Eastover
Bridgwater
Somerset TA6 5AR

£675.00 Per Calendar Month

£778.00 Deposit

DESCRIPTION

A one bedroom apartment situated within Bridgwater Town Centre.

The apartment is finished to a good standard and comes with all major appliances.

Property pending some refurbishment works.

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

A well located one bedroom ground floor apartment in the centre of Bridgwater, ideal for individuals seeking longer-term accommodation.

The property comprises an open-plan kitchen/living room, separate W/C, double bedroom with en-suite bathroom.

A small court yard garden with 1 allocated parking space in a private gated car park.

Kitchen/ Lounge – 3.89m x 3.80m

Bedroom – 3.24m x 3.78m

Bathroom – 2.13m x 1.86m

SERVICES

Mains 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 145 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

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

The property is Council Tax Band A.

EPC

TBC

TERMS

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

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

RENT

The property is available at £675.00 per month, exclusive of all bills.



DEPOSIT

A deposit of £778.00 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

Swaynes Mews is situated just off Eastover with access to the property via 38 Eastover or from the rear London Court Car Park.

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.

