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County Court Chambers, Queen Street, Bridgwater TA6 3DA • info@lbp-rics.co.uk • 01278 450350 • www.lbp-rics.co.uk



TO LET One Bedroom Apartment

3 Camden Mews, Bridgwater, TA6 3PB
£795 Per Calendar Month £917 Deposit





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DESCRIPTION

A one bedroom bungalow situated in a private mews within Bridgwater town centre.

The property benefits from its Town Centre location with excellent access to major supermarkets, schools, leisure facilties and road links to the A38, A39, M5 and Hinkley Point Power Stations.

ACCOMMODATION

The bungalow comprises and open planned kitchen/ living room. To the right a double bedroom with en-suite shower room. Outside you will find a gravelled court yard area with a shed with mains electric.

Parking for one car.

Kitchen/ Living room- 4.56m x 2.96m

Bedroom - 2.95m x 3.15m

Bathroom - 1.77m x 1.84m

SERVICES

Mains electricity, water and drainage are connected to the property.

Telephone lines available for connection subject to BT Regulations.

Broadband availibility with various suppliers with available speeds of up to ** Mbps

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

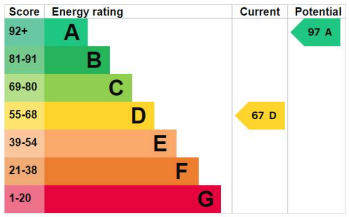
(We confirm that we have not tested any of the service installations and any Tenant must satisfy themselves independently as to the state and condition of such items.)

OUTGOINGS

Electric, water rates and Council Tax are payable.

Council tax band A.

EPC



TERMS

The property is let by way of a Periodic Tenancy Agreeement, with no fixed term.

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

RENT

The property is available at £795 per calendar month, Exclusive of all bills..

DEPOSIT

A deposit of £917 will be taken and held in our secure Clients 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 - LPB Chartered Surveyors 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 intial credit checks have been carried out, will entitle the Agents to withhold your deposit..

LOCATION

A38, A39, M5 (Junctions 23 & 24)

0.5 miles east of Bridgwater Railway Station

25 miles south-west of Bristol Airport

11 miles north-east of Taunton

15 miles west of Glastonbury

30 miles south-west of Bristol

LOCATION

Camden Mews is a private Mews made up of 2 hourses and bungalow and is situated just off Camden Road/ Camden Court, which sits directly behind North Street, Bridgwater.

VEIWINGS

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

ANTI MONEY LAUNDERING

A prospective Tenant will be required to provide relevant photo ID and proof of address to comply with current regulations. Right to Rent information will also be required upon a sucessful application.

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.





