



TO LET

One Bedroom, Furnished Cottage, Bills Included

Court Cottage, Bridgwater, Somerset TA6 3DD
£1450 Per Calendar Month £1000 Deposit



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 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 A38, 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. There is a small Courtyard garden.

Kitchen - 6.55m x 2.63m

Living 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

One on Street parking permit is included.

SERVICES

Mains electricity, gas, 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 ** Mbps

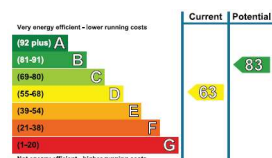
Mobile phone coverage with 4G network available with all major mobile suppliers.

OUTGOINGS

Council tax rates, electric rates, gas rates, water rates, internet, tv licence and one parking permit fully included at the all inclusive rate

EPC

The Energy Performance rating is D63.



TERMS

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

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

RENT

The property is available at £1,450 per calendar month, inclusive of all bills.

DEPOSIT

A deposit of £1,000 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 initial credit checks have been carried out, will entitle the Agents to withhold your deposit.

LOCATION

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



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

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 successful application.

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 LBP Chartered Surveyors have a personal interest in this property.

