

Sunnyacre Wellsway

Wedmore, BS28 4NE

£1,800 PCM

BERRYMAN'S

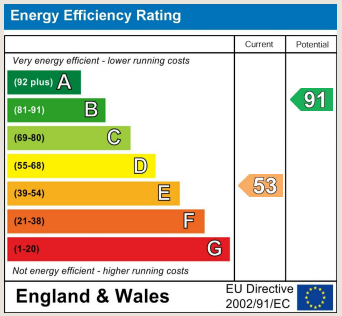
PROPERTY DESCRIPTION

A Delightful Rural Setting for This Three Bedroom Detached Bungalow with UPVC Double Glazing, Ample Parking, Large Garden and Out Building in the Village of Blackford.

Hallway with LVT Flooring New Fitted Kitchen with integral Cooker and Hob and plenty of Storage* Lounge with feature Fireplace and dual aspect* Bathroom with separate Shower Cubical * Three Double Bedrooms* Large Garden* Spacious Workshop* Parking for several Vehicles* Oil Central Heating* UPVC Double Glazing*

Deposit: £2,075

Furnishings: Unfurnished



Local Authority

Somerset Council Council Tax Band: D

Tenure:

EPC Rating: E











PROPERTY DESCRIPTION

Property Location:

Situated in the most sought after village of Blackford. Within the catchment area for the close by Hugh Sexeys Middle School and Kings of Wessex Senior School, Blackford itself is a small village but the larger village of Wedmore with its wide variety of shops and other village amenities is less than two miles drive.Miles of open Somerset countryside are on your doorstep and communications are excellent with the M5 junction 22 at Edithmead just 15 minutes drive and the towns of Burnham-on-Sea 6 miles, Cheddar 8 miles and Wells 10 miles within easy reach.There is a mainline railway link at Highbridge and Bristol International Airport is within 25 minutes drive.

Accomodation:

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Directions:

At the Edithmead/Junction 22 roundabout, take the exit for A38 / Bristol Road Turn right onto Harp Road follow the road to Mark Causeway, turn left onto the causeway. Follow the B3139 to Wedmore, Pilcorn Street, continue onto Pilcorn Street/B3139. Follow B3139 at the Crossroads past Hugh Sexeys School turn left into Wells Way. You will find Sunnyacre a short distance on the left.

NB:

Non Smokers Only

All potential applicants must be able to provide full references and a full residential history

Holding Deposit:

£415.00

Deposit:

£2075.00

Material Information:

*Mains electrics, oil fired central heating and water

*Water meter

*Council Tax Band - D

*No flooding in the last 5 years

flood-map-for-planning.service.gov.uk/location

*Broadband and Mobile signal or coverage in the area

For an indication of specific speeds and supply or coverage in the area, we recommend potential tenants to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/broadband-coverage

checker.ofcom.org.uk/en-gb/mobile-coverage

TERMS:

The holding deposit of the property is equivalent to one weeks rent which for a successful application will go towards the first month's rent.

Cleaning at £60.00 (inc vat) per hour which will be deducted from the Security Deposit. Only charged when cleans is necessary to return the property to the same condition as at the start of the tenancy.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR TEAM

01278 793700

lettings@berrymansproperties.net

IMPORTANT NOTICE

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permission or fitness for purpose. No apparatus equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Parties are advised to check availability make an appointment to view before traveling to see a property.

BERRYMAN'S

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The Property Ombudsman