

Langport Road, Long Sutton - 3 Bed Terraced House



Langport Road, Long Sutton, TA10 9NX

Monthly Rental Of £1,100

3 bed terrace house situated over three floors with rural views. Fitted kitchen, living room with doors out to the patio. Family bathroom and main bedroom with en-suite. Garden with patio, law and gravel areas, off road parking. EPC-C, CTB-C.



Ground Floor

Entrance Hall - 14' 0" x 3' 0" (4.27m x 0.91m)

Stairs rising to first floor, radiator, with doors leading to:

Cloakroom - 5' 9" x 2' 9" (1.75m x 0.84m)

with pedestal hand basin, tiled splashback, low level WC, radiator.

Living Room - 13' 9" x 11' 7" (4.19m x 3.53m)

Double glazed french doors which open onto a patio area and rear garden, further double glazed window to rear and radiator.

Kitchen - 7' 2" x 13' 11" (2.18m x 4.24m)

Range of wall and base units with a stainless steel sink, radiator, plumbing for both a washing machine and dishwasher, built-in fan assisted oven gas hob and cooker hood over, space for fridge/freezer, tiling to splash prone areas, double glazed window to the front.

First Floor

Landing

With double glazed window to front, radiator, stairs rising to second floor, with doors leading to:

Bedroom 2 - 13' 9" x 8' 8" (4.19m x 2.64m)

Twin double glazed windows to rear enjoying extensive country views, radiator.

Bedroom 3 - 7' 3" x 10' 10" (2.2m x 3.3m)

Front aspect with double glazed window and radiator.

Family Bathroom - 7' 3" x 5' 7" (2.21m x 1.7m)

White suite comprising pedestal hand basin with tiled splash back, low level WC, panelled bath and radiator.

Second Floor

Main Bedroom - 15' 7" x 10' 5" (4.75m x 3.18m)

Double glazed Velux windows to both front and rear enjoying extensive country views, radiator, door to.

En-suite

White suite comprising low level WC, pedestal hand basin and shower.

Outside

To the rear of the property is an enclosed garden with patio, lawn and gravel areas with steps leading down to the parking where there are designated parking spaces.

Tenant Fees

Holding Deposit - £253

(One weeks Rent)

First month's rent - £1,100

Security deposit - £1,269

For a full list of our fees please visit our website or office.

We are members of the following Organisation and comply with their rules and regulations, more information if required can be obtained from their respective websites.

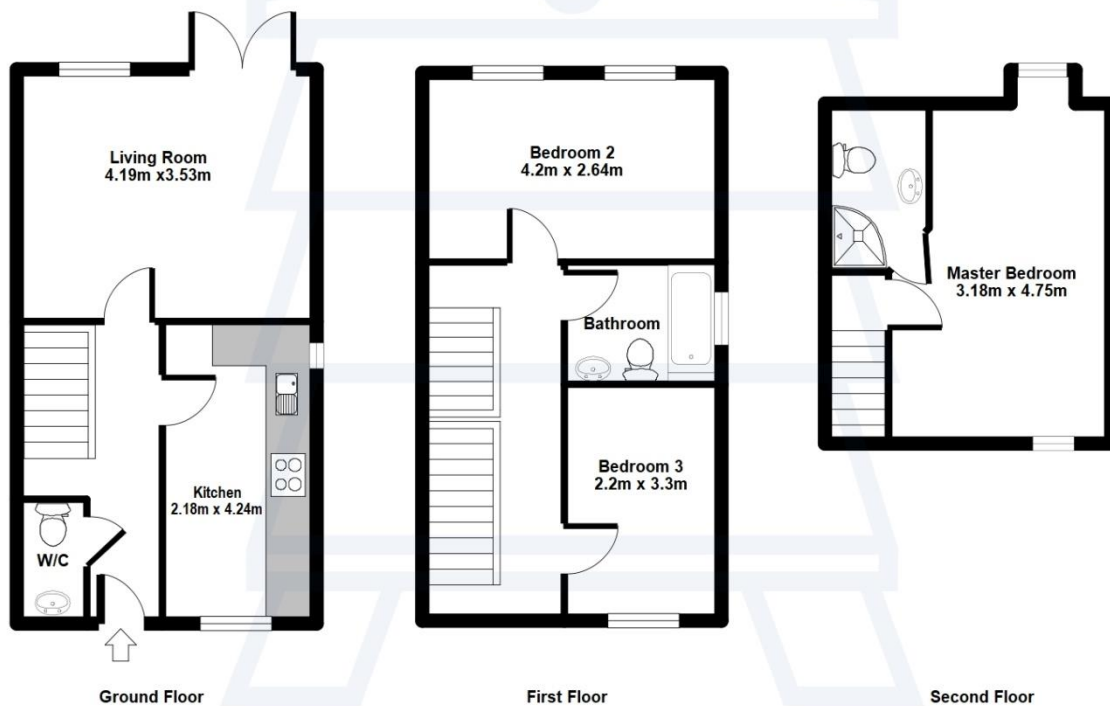
The Property Redress Scheme

www.tpos.co.uk

Client Money Protect

<https://www.clientmoneyprotect.co.uk/>

- **Fitted Kitchen**
- **Downstairs WC Cloakroom**
- **Family Bathroom**
- **Master Bedroom with En-suite**
- **Off-Road Parking**
- **Double Glazed Windows**
- **Gas Central Heating**
- **EPC – C**
- **Rear Garden**
- **Council Tax Band - C £1,991.36 (2024/25)**



*All room measurements and layouts are approximates.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		