

## 35 Summerleaze Crescent, Taunton, TA2 8QE

### £1,600 PCM



### KEY FEATURES

- WELL PRESENTED
- 4 BEDROOM DETACHED
- EN-SUITE
- LOUNGE & SEPARATE DINING ROOM
- KITCHEN WITH UTILITY
- LARGE ENCLOSED GARDEN
- OFF ROAD PARKING
- GARAGE
- **PETS CONSIDERED**
- HOLDING DEPOSIT FOR APPLICATION = £369.20
- CHECK-IN DEPOSIT = £1,846.15
- GROSS INCOME REQUIREMENT £54,857
- **AVAILABLE NOW**

Driving distances – town center – 2 miles, train station – 2 miles, M5 jct 25 – 2.5 miles, Musgrove Park Hospital – 3.5 miles, HPC via M5 19 miles.

Bennett Residential have just received instructions to let this 4 bedroom executive, well presented detached house in the much sought after Nerrols Farm development of Taunton. Taunton offers quick and easy access to the A38, A303, A358 and M5, which provide links to Bristol, Exeter, London and the central motorway network. There is also a direct mainline link from Taunton to London - Paddington. Somerset University, and the town center are within an easy bus ride providing a comprehensive range of cultural, leisure and shopping facilities. Nerrols Farm primary school is within walking distance.

The accommodation -

On the ground floor a living room, dining room, kitchen, utility and downstairs WC.

On the first floor there are FOUR BEDROOMS, master with an en-suite and a family bathroom.

Outside, the property has a larger than average rear garden, mainly laid to lawn with a small patio area, double garage, gated driveway parking for 2 cars.

Available to let unfurnished on an Assured Shorthold Tenancy for an initial six-month period at a rent of £1,600 per calendar month.

- **Pets: Considered at an additional monthly charge**
- Smokers: No
- Benefits: No due to owner conditions.
- Children: Yes
- Sharers: Considered – 2 individuals or 1 family group
- Energy Rating: C
- Council Tax Band: C

AVAILABLE – NOW PLEASE PHONE 01823 366080 FOR A VIEWING



