



Eastgate Court

, Frome, Somerset, BA11 1FA

Rental £1,600 pcm

3 bedroom House available 30 November 2024

8 Harris Close, Frome, Somerset,
BA11 5JY

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01373 454 188



Opening Times

Mon 09.00 - 20.00; Tues 09.00 - 20.00

Wed 09.00 - 20.00; Thurs 09.00 - 20.00

Fri 09.00 - 20.00; Sat 09.00 - 20.00;

Sun 09.00 - 20.00

- * Unfurnished
- * Close to Town Centre/Park
- * Dishwasher
- * Double Glazing

- * Allocated Parking
- * Three Bedrooms
- * Fridge Freezer
- * Gas Central Heating

- * Garden
- * Downstairs Cloakroom
- * En-Suite

Situation

Welcome to this charming three-bedroom semi-detached house, ideally located in a corner of an exclusive development near the town centre. Featuring a double driveway, this home offers a spacious entrance hall, a small utility area, and a modern kitchen equipped with an integrated dishwasher and fridge freezer. The inviting living room boasts French doors that open to the garden, perfect for indoor-outdoor living. On the first floor, you'll find two generous double bedrooms and an L-shaped bathroom with a power shower over the bath. The master bedroom on the second floor includes its own en suite for added privacy. Additional features include double glazing and gas central heating. This pet-friendly property welcomes pets with a five-week deposit. Don't miss the chance to make this lovely house your new home! Available end of November 2024 EPC- C Council Tax Band - D TENANTS: If you choose to take the tenancy on one of our properties; we will ask you to pay a holding deposit of one week's rent per property. This is taken as a holding deposit to reserve you the Property and will be reimbursed off of the first month's rent, unless you fail the credit checks and referencing and then we will be entitled to deduct and retain from the holding deposit. E.G. If the rent is £850pcm then the holding fee will be £196.15. We will be entitled to deduct and retain from the holding deposit if you decide to withdraw from the tenancy or if you fail your credit checks, provide false or misleading information, fail to provide the documents or evidence requested or fail the right to rent checks; it will be refundable if the landlord decides to withdraw. Property Ref: inst-5433

All measurements are approximate.

Further Information

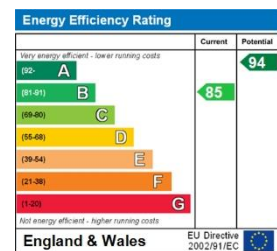
The deposit required is £1,846.15

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

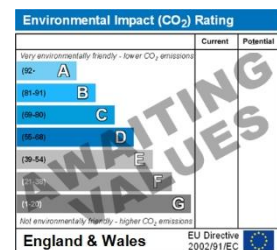
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 360 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 30/10/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lettings-R-Us, 2024. Lettings-R-Us Registered in England No. 5117944