



Wickwood Burton Row

Brent Knoll, TA9 4BX

£1,200 PCM



PROPERTY DESCRIPTION

A Two Bedroom Detached House with garage, parking and spacious gardens located in the picturesque village of Brent Knoll

Front Garden and Driveway with parking for up to 3 vehicles* Garage* Entrance Porch* Hallway* Dual Aspect Lounge with stone feature fireplace and gas fire* Kitchen* Dining Room with integral door to garage and under stairs cupboard* Conservatory* Upstairs Landing with Velux Window* Two Large Double Bedrooms, both with storage in the eaves* Bathroom* Rear Garden* Hardwood Windows* UPVC Double Glazing in Conservatory* Gas Central Heating*

Local Authority

Somerset Council Council Tax Band: E

Tenure:

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Property Location:

The property is located within a few minutes drive of local amenities including a pub, village hall, primary school and post office/stores. The sea front and town centre of Burnham-on-Sea are approximately 4 miles away. The M5 junction 22 at Edithmead is around 2 miles away, giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. The A38 also gives good access to Bristol Airport and there is a mainline railway link in the nearby town of Highbridge.

Accommodation:

Front Garden and Driveway with parking for up to 3 vehicles* Garage* Entrance Porch* Hallway* Dual Aspect Lounge with stone feature fireplace and gas fire* Kitchen* Dining Room with integral door to garage and under stairs cupboard* Conservatory* Upstairs Landing with Velux Window* Two Large Double Bedrooms, both with storage in the eaves* Bathroom* Rear Garden* Hardwood Windows* UPVC Double Glazing in Conservatory* Gas Central Heating*

Directions:

From the M5 at Junction 22, go right around the roundabout and take the third exit on to the A38 Bristol Road heading towards Weston-Super-Mare. Follow this road for approximately half a mile and take the first left onto to Brent Street leading to Brent Knoll. Continue along Brent Street until you reach the junction with Station Road to the left and West Croft Cider Farm on your right. Go straight across the road onto the B3140 heading towards East Brent. Continue along this road for approximately two miles. The property is located on your right on the main road just before the turning onto Wick Lane

NB:

No Pets

Non-Smokers Only

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

Holding Deposit:

£275.00

Deposit:

£1380.00

Material Information:

*Mains electric, gas and water at the property.

*No flooding in the last 5 years

<https://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:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

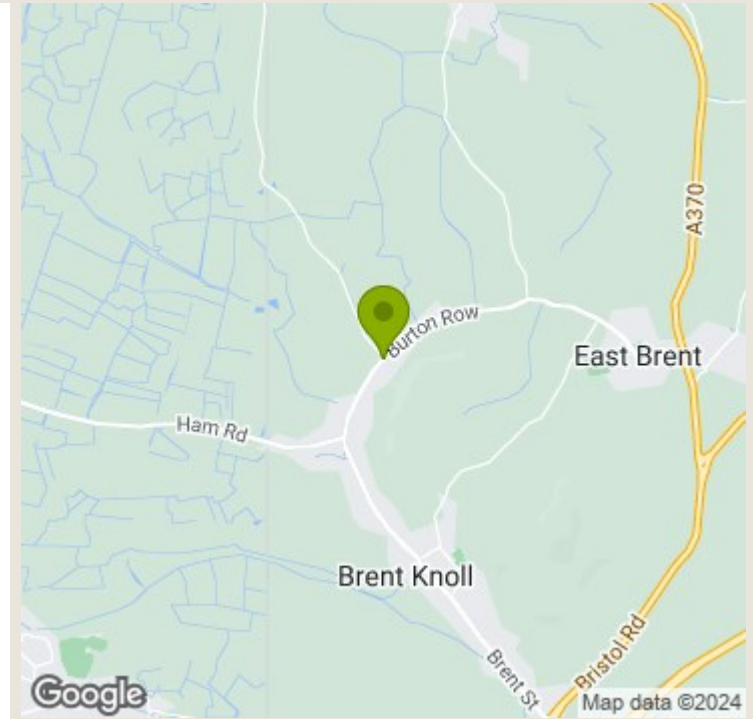
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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. If you wish to vacate the property prior to the end of the six-month fixed terms and your landlord is in agreement, we will endeavour to relet the property.

Please be aware should we not be able to relet you will still be liable of the rent for the fixed term of the tenancy.

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.

