



Gaialands Brent Road

East Brent, TA9 4JD

£1,200 PCM



PROPERTY DESCRIPTION

Mature Applicants Only

A charming 2 bedroom detached bungalow located on Brent Road in the delightful village of East Brent.

Entrance Hall* Kitchen with Oven and Hob* Lounge* Dining Room* Two Bedrooms with Fitted Wardrobes* Fully Tiled Bathroom with Bath and Separate Shower Cubicle* Separate WC* Garage* Front & Rear Gardens* Gas Fired Central Heating* UPVC Double Glazed Windows*

Local Authority

Somerset Council Council Tax Band: E

Tenure:

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(69-80) C			
(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:

Located close to the centre of the sought after village of East Brent within a short walk of the local pub and village green. Communications are excellent with the towns of Burnham-on-Sea (3 miles) and Weston-super-Mare (9 miles) both being very easily accessible. The M5 junction 22 at Edithmead is within a five minutes drive and provides excellent access to Bristol, Taunton, Exeter and the M4 corridor. There is a mainline railway link at Highbridge, four miles and Bristol International Airport is some forty minutes drive.

Accommodation:

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Directions:

From the M5 junction 22 proceed north signposted Weston-super-Mare and Bristol Airport. Continue along the A38 with Brent Knoll on your left hand side and at the next roundabout take the left fork signposted Weston-super-Mare. At the traffic lights turn left into Brent Road and proceed along for approximately 500 metres and take a turning on your right before the sharp bend.

NB:

Mature Applicants Only

No Pets

Non-Smokers

All potential applicants must be able to provide 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.

