



9 St. Michaels Road
Burnham-On-Sea, TA8 2BQ
£1,200 PCM



PROPERTY DESCRIPTION

2 bedroom semi detached charming bungalow located in favoured location

*Corner plot *Garage, Drive & Front Garden *Entrance lobby *Refitted kitchen with oven an hob *Lounge with feature fireplace *Master bedroom with built in wardrobe
 *Second bedroom with door to enclosed easy maintenance rear garden *Refitted bathroom with white suite shower over bath *UPVC Double Glazed & Gas Central Heating *Decorated throughout

Local Authority

Somerset Council Council Tax Band: C

Tenure:

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Property Location

The property is situated in the highly sought-after 'Saint's area of Burnham on Sea which is within close proximity of the High Street and sea front in Burnham on Sea. The neighbouring towns of Berrow and Brean are a short drive away and 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

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Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane taking the left into St Marys Road. Proceed down St Marys Road and turn right onto St Michael's Rd. Destination will be on the right.

NB

Would Consider 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

*Property has water meter

*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.

