



37 Homelane House Rectory Road

Burnham-On-Sea, TA8 2BX

£795 PCM



# PROPERTY DESCRIPTION

A One Bedroom 2nd Floor House Managed Retirement Flat.

Entrance Hall\* Lounge\* Kitchen\* One Bedroom\* Shower Room with Disabled Facility\* Double Glazing\* Electric Night Storage Heating\* Communal Gardens\*

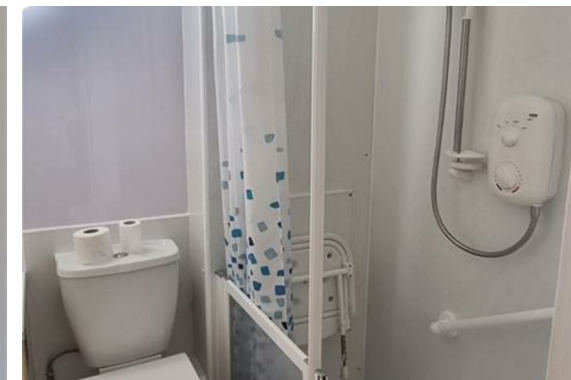
## Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	70	78	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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## Property Location

Situated approximately half a mile from the town centre in a much favoured residential location. The flat occupies part of the 2nd floor in a block of 48 self contained units which all benefit from a resident House Manager, emergency alarm system, entry phone, communal ground floor residents lounge, laundry room, visitors guest suite. The flat can be accessed by a lift to the first floor and has the benefit of double glazed windows and electric heating system. Burnham on Sea town centre is approximately three quarters of a mile and the property is a short walk from the miles of sandy beach. Leisure amenities close by include the heated indoor swimming pool, avenue lawn tennis club, bowls club and BASC sports ground. The M5 Junction 22 at Edithmead is approximately two and a half miles drive giving easy access to Bristol, Taunton, Exeter & the M4 corridor.

## Accommodation

Entrance Hall\*

Lounge with dual aspect\*

Kitchen\*

One Bedroom\*

Shower Room with Disabled facilities\*

Double Glazing\*

Electric Night Storage Heating\*

Communal Gardens\*

## Directions

From the roundabout at the junction of Love Lane and Oxford Street proceed in a northerly direction along Berrow Road. Turn right into Rectory Road and Homelane House is then immediately on the left hand side.

## NB

No Pets

Non Smokers Only

Over 60s Only (or if a couple one must be over 60 and the other over 55)

## Deposit

£915.00

## Holding Deposit

£180.00

## Material Information

\*Mains electric and water at the property

\*No flooding in the last 5 years

[flood-map-for-planning.service.gov.uk/location](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:

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

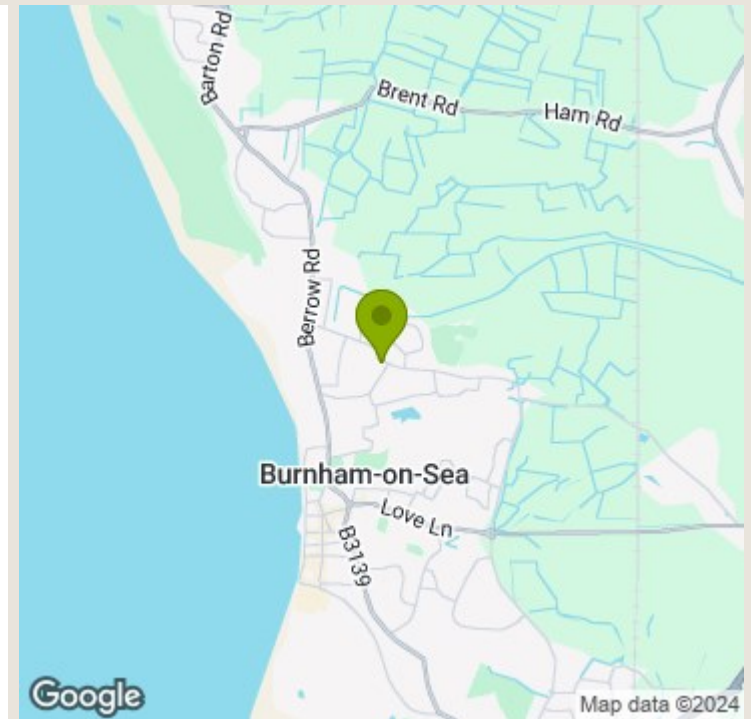
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

## 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](mailto: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.

