



32 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

£800 PCM



PROPERTY DESCRIPTION

Over 60's Only

One Bedroom 1st Floor Retirement Apartment with Double Glazing and Electric Heating.

Entrance Hall with Large airing cupboard* Shower Room* Large Double Bedroom with built in wardrobe* Kitchen off Lounge with built in Oven & Hob* Lounge with Juliette balcony with UPVC double glazed door and Double Glazed side panel overlooking the Communal Garden* UPVC Double Glazing* Electric Heating* No Parking*

Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(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:

Allandale Court is a most attractive development of modern apartments designed specifically for retirement. In addition to the accommodation offered there is also a residents lounge, laundry and guest suite available to visitors. Many safety features include the 24 hour Careline monitoring service and resident House Manager. The property is a short walk or bus ride from the sea front and town centre of Burnham on Sea which has lots of local amenities, including the post office, cinema, swimming pool and various pubs and shops. 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:

Entrance Hall with Large airing cupboard* Shower Room* Large Double Bedroom with built in wardrobe* Kitchen off Lounge with built in Oven & Hob* Lounge with Juliette balcony with UPVC double glazed door and Double Glazed side panel overlooking the Communal Garden* UPVC Double Glazing* Electric Heating* No Parking*

Directions:

From the town proceed along Berrow Road for a quarter of a mile. Turn right into Rectory Road where the property is located on your right.

NB:

Applicants Over 60 Years of age

No Pets

Non-Smokers Only

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

Holding Deposit:

£180.00

Deposit:

£920.00

Material Information:

*Mains electric and water at the property

*Water rates included

*No flooding in the last 5 years

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

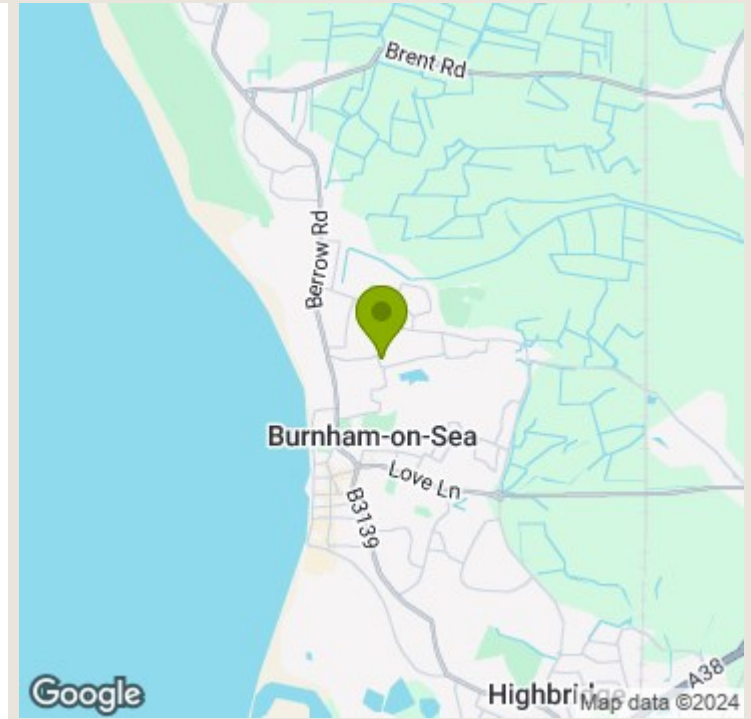
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

