



2A Grenville Road

Burnham-on-Sea, TA8 2TL

£1,050 PCM



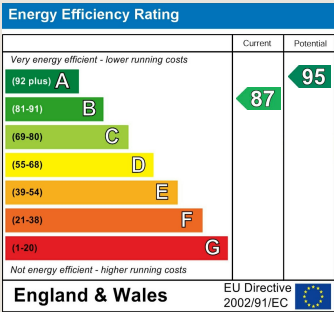
PROPERTY DESCRIPTION

Beautifully presented 2 Bed new build Semi Detached property, benefitting from UPVC Double Glazing, Air Source Heating, Parking and Enclosed Garden.

*Entrance hall *Cloakroom *Fully fitted modern gloss finish kitchen with built in Fridge/Freezer, Oven, Hob & Extractor *Lounge with patio doors to enclosed rear garden *Large under stairs cupboard with Hot Water Cylinder* Two Double Bedrooms - one with spacious over stairs cupboard* Bathroom with white suite and Shower over Bath *Air Source Central Heating System* Double Glazing* Easily maintained enclosed rear garden with patio and Astro turf* Brick Paviour Driveway with parking for One Car*

Deposit: £1,210

Furnishings: Unfurnished



Local Authority

Somerset Council Council Tax Band:

Tenure:

EPC Rating: B



PROPERTY DESCRIPTION

Property Location:

Situated on a modern residential development approximately one mile from the town centre of Burnham on Sea with its good variety of amenities having a choice of supermarkets, library, cinema and sea front. Other amenities close by include the doctors surgery, bowls club, tennis club and championship golf course at Burnham and Berrow. The M5 junction 22 at Edithmead is two miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. There is a mainline railway link at Highbridge, three miles and Bristol International Airport is some forty minutes drive.

Accommodation:

*Entrance hall *Cloakroom *Fully fitted modern gloss finish kitchen with built in Fridge/Freezer, Oven, Hob & Extractor *Lounge with patio doors to enclosed rear garden *Large under stairs cupboard with Hot Water Cylinder* Two Double Bedrooms - one with spacious over stairs cupboard* Bathroom with white suite and Shower over Bath *Air Source Central Heating System* Double Glazing* Easily maintained enclosed rear garden with patio and Astro turf* Brick Paviour Driveway with parking for One Car*

Directions:

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane and at the roundabout beside Tesco take a left turn (a continuation of Love Lane) and left again into Hawley Way. Continue to the end of Hawley Way bearing left into Grenville Road. Continue approximately 1/2 mile and property is located on the left hand side.

NB:

No Pets

Non-Smokers Only

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

Holding Deposit:

£240.00

Deposit:

£1210.00

Material Information:

*Mains electric and water at the property

*Water meter

*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

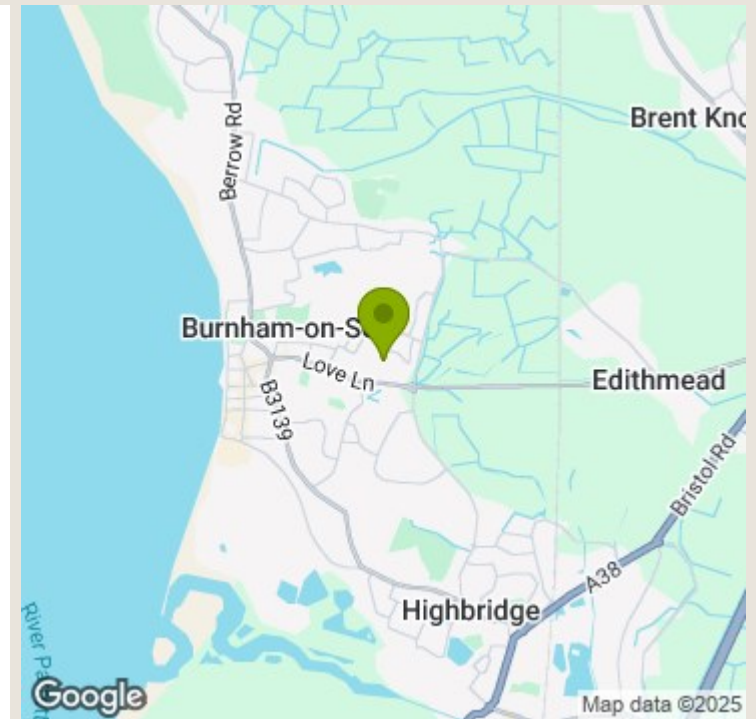
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

