



The Barnyard Bristol Road

Tarnock, Axbridge, BS26 2SW

£1,200 PCM



PROPERTY DESCRIPTION

Suitable for working applicants.

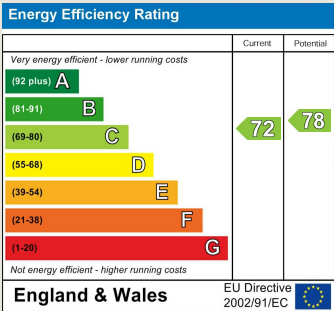
One bed beautifully presented Barn Conversion - Renovated throughout to an excellent standard, surrounded by open countryside.

This property benefits from:

- *Spacious Living/Kitchen area with Modern units, built in oven and hob
- *Patio doors to rear
- *Refitted bathroom with bath and separate shower cubical
- *Large bedroom
- *UPVC double glazing
- *Oil central heating
- *Ample Parking.

Deposit: £1,380

Furnishings: Unfurnished



Local Authority

Somerset Council Council Tax Band: New Build

Tenure:

EPC Rating: C



PROPERTY DESCRIPTION

Property Location:

One bed beautifully presented barn conversion. Set back from the road surrounded by open countryside. Located close to village post office and store. Easy access to M5 with access to Bristol, Taunton, Exeter and M4 corridor and 30 minute drive to Bristol Airport and a short drive to nearby seaside town of Burnham-on-Sea where cinema, swimming pool, restaurants, coffee shops and pubs can be found.

Accommodation:

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Directions:

From Junction 22 Burnham-on-Sea on the M5 motorway take the 3rd exit on to Bristol road on the A38. At the next roundabout take the 2nd turning on Bristol road. Drive through the village of Rooksbridge. At 'Perfect Pave' on the right hand side, take the lane opposite, on left marked Tarnock Farm. The property can be found 150yds on the right hand side.

NB:

- No Pets
- Non-Smokers Only

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

Holding Deposit:

£275.00

Deposit:

£1380.00

Material Information:

- *Mains electric, oil central heating and septic tank
- *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.

