



34 Barrie Way

Burnham-On-Sea, TA8 1QT

£1,495 PCM





# PROPERTY DESCRIPTION

A Four Bedroom Detached property with Gas Central Heating, UPVC Double Glazing, Garage and Parking situated on a corner plot in a favoured location in the town of Burnham-on-Sea.

Entrance Hall\* Downstairs Cloakroom\* Under Stairs Cupboard\* Lounge\* Dining Room\* Kitchen with built-in appliances\* Main Bedroom with built-in wardrobe and Ensuite Shower Room\* Two further Double Bedrooms, both with built-in wardrobes\* One Single Bedroom/Study\* Family Bathroom with white suite and Shower over Bath\* Beautifully maintained Rear Garden and Front Garden on a corner plot\* Garage and Parking\* Gas Central Heating\* UPVC Double Glazing\*

Deposit: £1,725

Furnishings: Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Local Authority

Somerset Council Council Tax Band: D

Tenure:

EPC Rating: C



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## Property Location:

The property is located approximately three quarters of a mile from the town centre of Burnham on Sea and within easy level walking distance of Tesco supermarket. Local schools are also within easy reach and there is a mainline railway link at Highbridge within one and a half miles. The M5 Junction 22 at Edithmead is two miles drive giving easy access to Bristol, Taunton, Exeter & the M4 corridor.

## Accommodation:

Entrance Hall\* Downstairs Cloakroom\* Under Stairs Cupboard\* Lounge\* Dining Room\* Kitchen with built-in appliances\* Main Bedroom with built-in wardrobe and Ensuite Shower Room\* Two further Double Bedrooms, both with built-in wardrobes\* One Single Bedroom/Study\* Family Bathroom with white suite and Shower over Bath\* Beautifully maintained Rear Garden and Front Garden on a corner plot\* Garage and Parking\* Gas Central Heating\* UPVC Double Glazing\*

## Directions:

From the roundabout next to Tesco Supermarket, turn onto Frank Foley Parkway and take the first right into Ben Travers Way. Continue for approximately one minute and turn right into Barrie Way. Follow the cul-de-sac around to the left and the property is located in the far corner 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:

£345.00

## Deposit:

£1725.00

## Material Information:

Mains electric, gas and water at the property

\*Water meter

\*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)

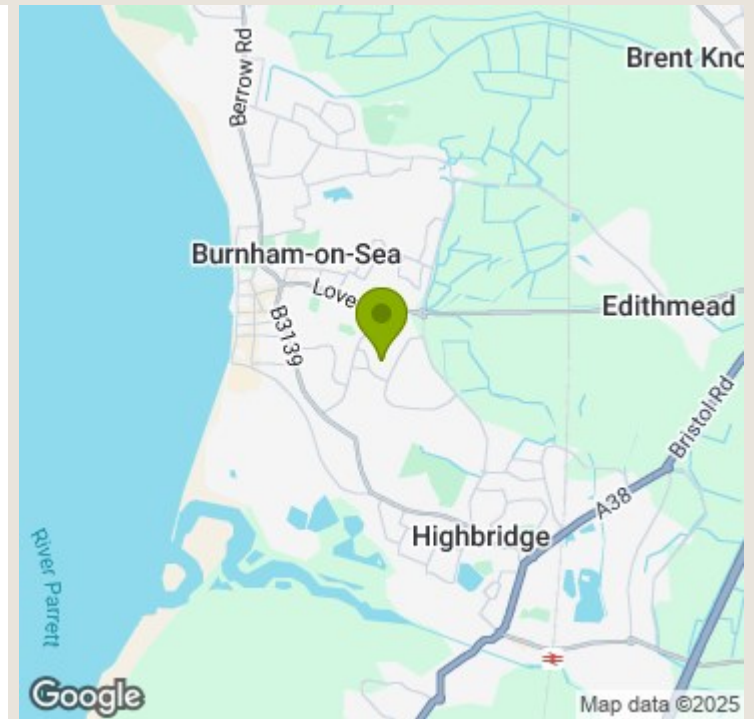
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

## 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.

