



18 Bathurst Close

Burnham-On-Sea, TA8 2SZ

£1,800 PCM



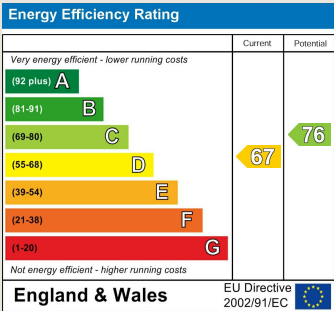
# PROPERTY DESCRIPTION

A Spacious Five Bedroom Detached property benefitting from UPVC Double Glazing and Gas Central Heating. Garage and Parking. Situated in a favoured location in the town of Burnham-on-Sea.

Entrance Hall\* Downstairs Cloak Room \* Lounge with feature fireplace, Archway through to Dining Room\* Patio Doors to rear Garden\* Kitchen/Breakfast Room with built in oven and hob\* Utility Room\* Main Bedroom with Ensuite Bathroom\* Three further Double Bedrooms\* One Single Bedroom\* Family Bathroom\* UPVC Double Glazing\* Gas Central Heating\* Garage and off street parking\*

Deposit: £2,075

Furnishings: Unfurnished



## Local Authority

Somerset Council Council Tax Band: E

Tenure:

EPC Rating: D



# PROPERTY DESCRIPTION

## Property Location:

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

## Accomodation:

Entrance Hall\* Downstairs Cloak Room \* Lounge with feature fireplace, Archway through to Dining Room\* Patio Doors to rear Garden\* Kitchen/Breakfast Room with built in oven and hob\* Utility Room\* Main Bedroom with Ensuite Bathroom\* Three further Double Bedrooms\* One Single Bedroom\* Family Bathroom\* UPVC Double Glazing\* Gas Central Heating\* Garage and off street parking\*

## Directions:

From the M5 at Junction 22, go across the roundabout heading down the B3140 towards Burnham-on-Sea. At the next roundabout by Tesco, take the third exit onto Love Lane. Take the second turning left into Ramsay Way and first right into Bathurst Close.

## NB:

Non-Smokers Only

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

## Holding Deposit:

£360.00

## Deposit:

£2075.00

## 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)

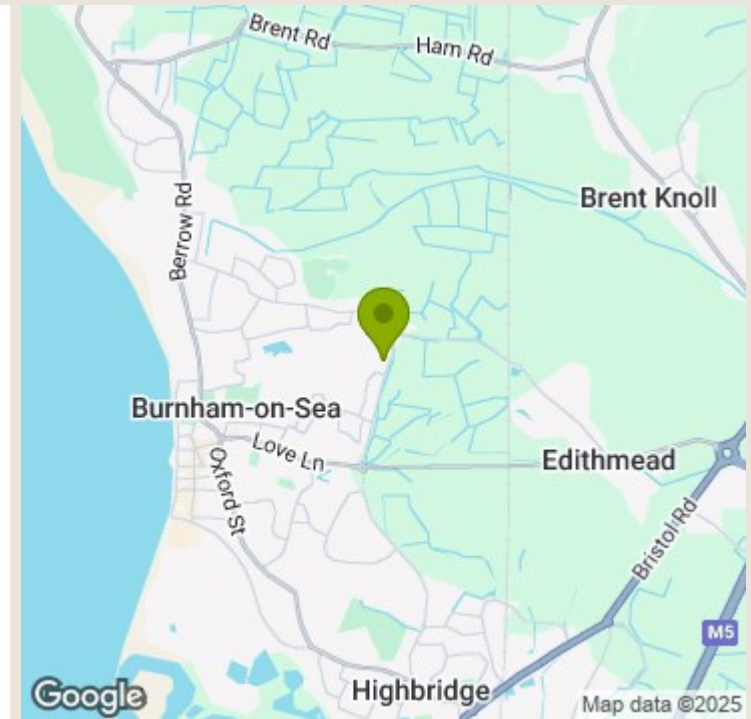
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

## 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.

