



24 Pinnocks Croft

Burnham-On-Sea, TA8 2NF

£1,300 PCM



PROPERTY DESCRIPTION

A three/four bedroom semi-detached dormer bungalow with UPVC double glazing, gas central heating, garage, parking for up to three vehicles. Front and rear gardens. Located in the picturesque village of Berrow.

Entrance Hall* Fitted kitchen with oven and hob* Large lounge with sun room with patio doors leading to the side and rear garden* Downstairs shower room* Downstairs front bedroom with built in cupboard Study/fourth bedroom Two bedrooms upstairs* Refitted shower room* Loft storage off landing* Front and rear gardens* Garage Parking for two/three vehicles* Gas Central Heating* UPVC Double Glazing*

Deposit: £1,500

Furnishings: Unfurnished

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Local Authority

Somerset Council Council Tax Band: C

Tenure:

EPC Rating: D



PROPERTY DESCRIPTION

Property Location:

Situated in the modern residential village of Berrow and a short walk of the miles of sandy beach stretching down to Brean Down. Within easy reach of the championship golf links at Burnham and Berrow, village amenities and the seaside town of Burnham On Sea is just over 2¼ miles drive. The M5 motorway, junction 22 at Edithmead, is also within easy reach and gives access to Bristol, Taunton, Exeter and the M4 corridor.

Accommodation:

Entrance Hall* Fitted kitchen with oven and hob* Large lounge with sun room with patio doors leading to the side and rear garden* Downstairs shower room* Downstairs front bedroom with built in cupboard Study/fourth bedroom Two bedrooms upstairs* Refitted shower room* Loft storage off landing* Front and rear gardens* Garage Parking for two/three vehicles* Gas Central Heating* UPVC Double Glazing*

Directions:

Heading North East on Love Lane/B3140, at the roundabout take the second exit onto Manor Road/B3140, continue onto Berrow Road and head towards Brean, bearing left onto Parsonage Road. 24 Pinnocks Croft is located on the left hand side on the main road just before the road turns right on to Coast Road.

NB:

No Pets

Non-Smokers Only

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

Holding Deposit:

£310.00

Deposit:

£1555.00

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

*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

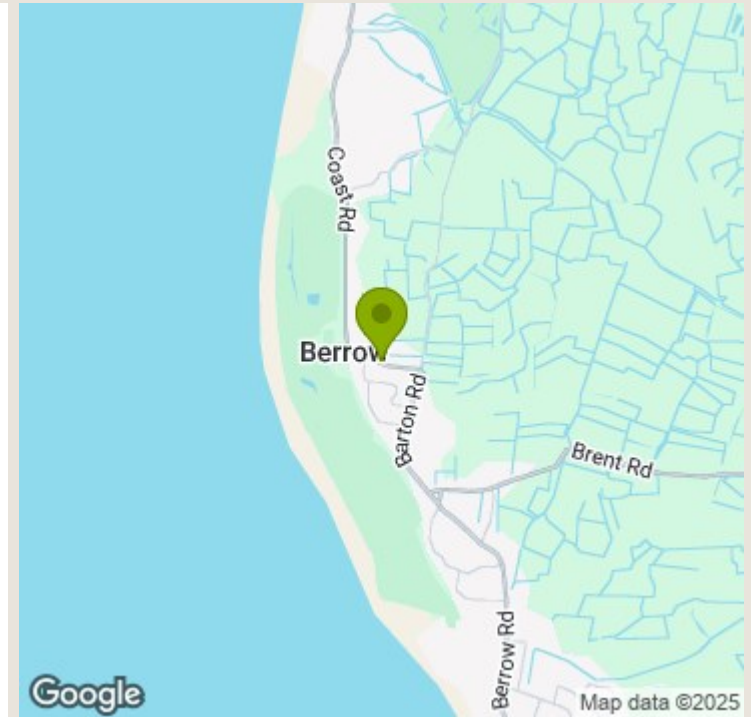
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

