



5 Harbour Crescent

Highbridge, TA9 3SN

£1,300 PCM



PROPERTY DESCRIPTION

Attractive three storey, three bedroom terraced house with garage, off street parking and enclosed garden to the rear situated in a sought after location close to local amenities.

Entrance hall* cloakroom* kitchen/dining room* first floor landing* lounge* bedroom with en suite shower room* second floor landing* two double bedrooms* family bathroom* gas central heating* UPVC double glazing* garage* off street parking* enclosed garden to the rear.

Deposit: £1,500

Furnishings: Not specified

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(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: B



PROPERTY DESCRIPTION

Property Location:

The property is located in Highbridge with access to a collection of local shops and cafe's and the mainline railway link in walking distance. The larger town of Burnham-on-Sea is a 5 minute drive with access to the seaside, restaurants, a theatre and swimming pool. The M5 Junction 22 at Edithmead is just over a 5 minute drive giving east access to Bristol, Exeter, Taunton and the M4 corridor.

Accommodation:

Entrance hall* cloakroom* kitchen/dining room* first floor landing* lounge* bedroom with en suite shower room* second floor landing* two double bedrooms* family bathroom* gas central heating* UPVC double glazing* garage* off street parking* enclosed garden to the rear.

Directions:

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Oxford Street to the Burnham/Highbridge Road. Proceed across the next two roundabouts and at the junction with the A38 (Church Street) take the third exit and at the net roundabout take a right into Tyler Way. Proceed to the end of Tyler Way proceeding into the Wharf development and proceed through the access road and Harbour Crescent will be found on the right hand side. Proceed down the road bearing to the left and the property will be found 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:

£300.00

Deposit:

£1500.00

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

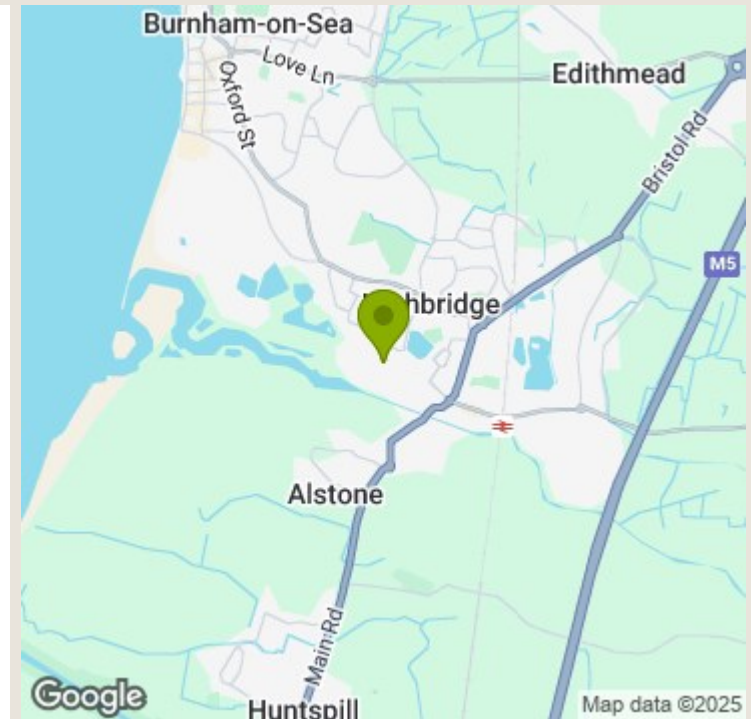
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

