



19 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

£850 PCM



PROPERTY DESCRIPTION

First floor one bed beautifully presented retirement property. Benefitting from a house manager on site. In the favoured location of Burnham-on-Sea.

Entrance Hallway* Shower Room* Bedroom with built in wardrobes* Lounge with dual aspect overlooking side and front of property* Kitchen* UPVC Double glazing* Electric heating*

Deposit: £980

Furnishings: Not specified

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(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: B

Tenure:

EPC Rating: B



PROPERTY DESCRIPTION

Property Location:

The property is located within a 15 minute walk from the town centre of Burnham-on-Sea, where, a variety of cafe's, restaurants and a theatre can be found. The M5 Junction 22 at Edithmead is two mile drive giving east access to Bristol, Taunton and Exeter.

Accommodation:

Entrance Hallway* Shower Room* Bedroom with built in wardrobes* Lounge with dual aspect overlooking side and front of property* Kitchen* UPVC Double glazing* Electric heating*

Directions:

From the town proceed along Berrow Road for a quarter of a mile. Turn right into Rectory Road where the property is located on your right.

NB:

- Over 60's Only
- No Pets
- Non-Smokers Only

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

Holding Deposit:

£195.00

Deposit:

£980.00

Material Information:

Mains electric, and water at the property

*No flooding in the last 5 years

flood-map-for-planning.service.gov.uk/location

*Broadband and Mobile signal or coverage in the area

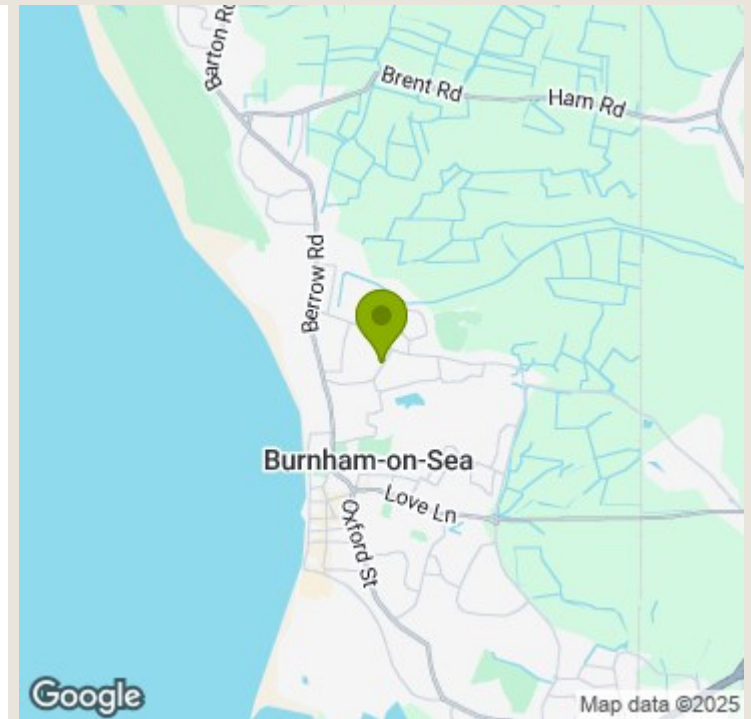
For an indication of specific speeds and supply or coverage in the area, we recommend potential tenants to use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

