



Flat 2 Westfields Westfield Road

Burnham-On-Sea, TA8 2AF

£895 PCM



PROPERTY DESCRIPTION

An Immaculate Two Bedroom First Floor Flat, with Built-in Appliances, Communal Garden and Allocated Parking Space Ideal for Mature Applicants 50+ Years.

Entrance Hall* Lounge* Kitchen/Breakfast Bar* Two Bedrooms* Bathroom*
 Allocated Store & Bin Area*
 Communal Gardens* Allocated Parking Space* Gas Fired Central Heating* UPVC
 Double Glazing*

Deposit: £1,030

Furnishings: Not specified



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Local Authority

Somerset Council Council Tax Band: B

Tenure:

EPC Rating: C

PROPERTY DESCRIPTION

Property Location

This purpose built flat is presented in immaculate condition with fully equipped kitchen, tastefully appointed bathroom & decorated to a high standard.

One of four flats situated in two detached buildings in a popular residential part of the town of Burnham On Sea which is within a short stroll of most amenities including the busy Town Centre. Also close by is a choice of supermarkets, banks, building societies, cinema library & doctors' surgery. The M5 junction 22 at Edithmead is two and a quarter miles drive giving excellent access to Bristol, Taunton, Exeter & the M4 corridor.

Accommodation

Entrance Hall*

Lounge*

Kitchen/Breakfast Bar*

Two Bedrooms*

Bathroom*

Allocated Store & Bin Area*

Communal Gardens*

Allocated Parking Space*

Gas Fired Central Heating*

UPVC Double Glazing*

Directions

From the roundabout at the junction of Love Lane & Oxford Street proceed north onto the Berrow Road passing the Swim & Sports Academy on your left-hand side then turning immediately right into Westfield Road. At the sharp left-hand bend continue straight on down into Westfield Road and towards the end on the left-hand side you will see a sign for Newcombe Harbour. Turn in left and the parking to the flats will be seen on your left.

NB

Strictly No Pets

Non-Smokers Only

Professional Person/Couple

Applicants 50+ Years Only

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

Deposit

£1030.00

Holding Deposit

£205.00

Material Information:

*Mains electric, gas and water at the property.

*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:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

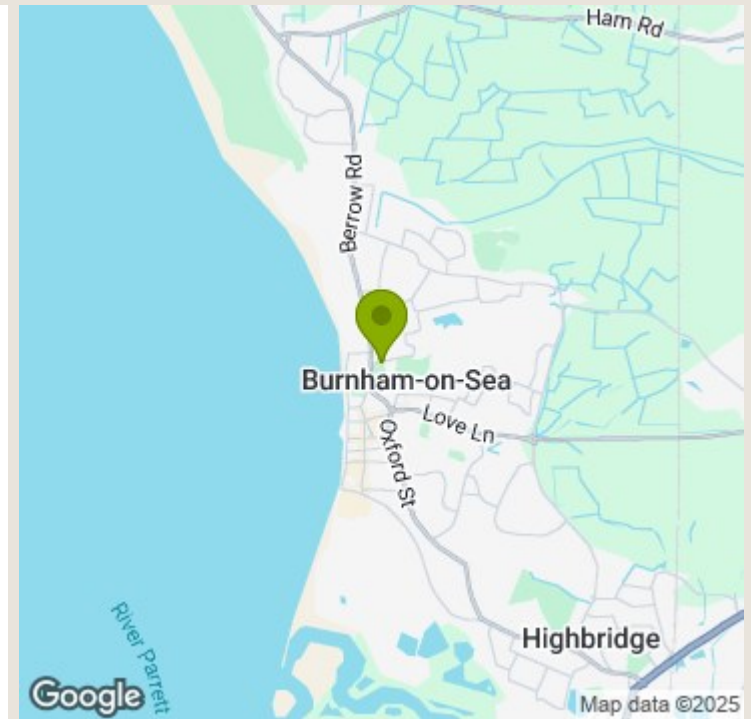
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

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.

