



Old Highbridge Wharf

Highbridge, TA9 3SS

£1,200 PCM



PROPERTY DESCRIPTION

An immaculately presented, 'nearly new' three bedroom, detached family home, situated in a convenient location, close to Highbridge town centre amenities and railway station.

Entrance hall* Ground floor cloakroom* 'Front to back' kitchen/diner with built in appliances* 'Front to back' lounge with French doors to rear garden* Three first floor bedrooms the main bedroom has an en suite shower room* Family bathroom* Gas central heating* UPVC Double glazing* Driveway to the side providing parking* Enclosed, lawned rear garden*

Deposit: £1,380

Furnishings: Not specified

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	83	
(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

Location:

This attractive, double-fronted, detached family home, offered in ‘show home’ condition throughout is conveniently situated for Highbridge town centre facilities and railway station. Apex Leisure Park is within walking distance giving access to the seaside town of Burnham on Sea with it’s range of High Street shops, cafes and beach beyond. The M5 motorway interchange (junction 22) is at Edithmead.

Accommodation:

Entrance hall* Ground floor cloakroom* ‘Front to back’ kitchen/diner with built in appliances* ‘Front to back’ lounge with French doors to rear garden* Three first floor bedrooms the main bedroom has an en suite shower room* Family bathroom* Gas central heating* UPVC Double glazing* Driveway to the side providing parking* Enclosed, lawned rear garden*

Directions

From the M5 motorway junction (22) at Edithmead, take the first exit signposed Highbridge. Proceed straight across at the next roundabout and over the railway bridge. Proceed straight across and on to Church Street. At the mini roundabout, take the third exit into Newtown Road. Proceed along Newtown Road bearing left into Old Highbridge Wharf where number 20 can be found on the right hand side.

NB:

Non- Smokers Only

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

Deposit:

£1380.00

Holding Deposit:

£275.00

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

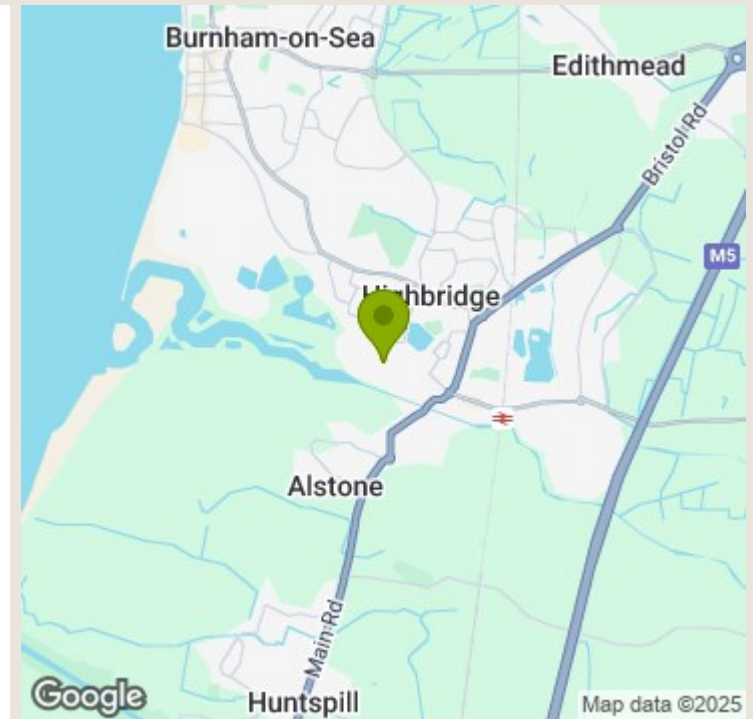
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

