



8 Cheddar Close
Burnham-On-Sea, TA8 2FD
£1,000 PCM

 BERRYMANS[®]

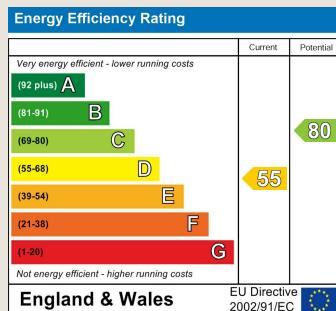
PROPERTY DESCRIPTION

A Two Bedroom Semi-Detached House with Electric Heating and UPVC Double Glazing.

Entrance Hall* Lounge* Kitchen* Conservatory* Two Bedrooms* Bathroom with Shower over Bath* Parking and Garage* Rear Garden* Electric Heating* Double Glazing*

Deposit: £1,150

Furnishings: Unfurnished



Local Authority

Somerset Council Council Tax Band: B

Tenure:

EPC Rating: D



PROPERTY DESCRIPTION

Property Location:

Situated in a short cul-de-sac of other similar properties. The town centre by public footpath is within a 12-14 minute level walk and provides an excellent variety of amenities. The M5 Junction 22 at Edithmead is just over two miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. The mainline railway at Highbridge is two miles and Bristol International Airport is approximately 45 minutes drive.

Accommodation:

Entrance Hall* Lounge* Kitchen* Conservatory* Two Bedrooms* Bathroom with Shower over Bath* Parking and Garage* Rear Garden* Electric Heating* Double Glazing*

Directions:

From the M5 junction 22 proceed into Burnham-on-Sea and at the roundabout beside Tesco take the third exit into the extension of Love Lane. Continue taking the sharp left into Stoddens Road and left again into Southernlead Road. Proceed to the end of Southernlea Road taking a right into Axbridge Close and a left into Cheddar Close, where the property is located on the right at the end of the close.

NB:

No Pet

Non-Smokers only

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

Holding Deposit:

£230.00

Deposit:

£1150.00

Material Information:

*Mains electric 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

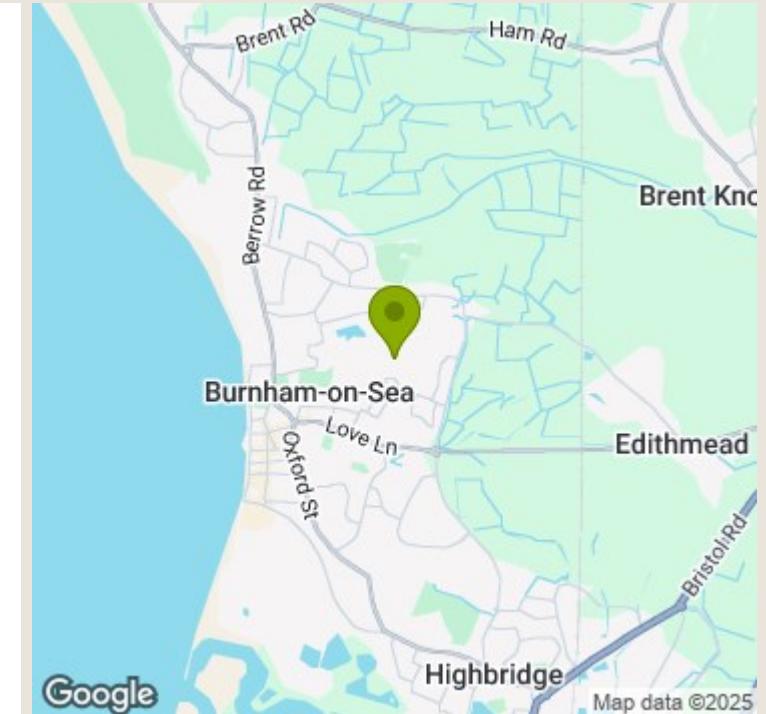
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

