



16 Thorndike Way
Burnham On Sea, TA8 1QR
£995 PCM




PROPERTY DESCRIPTION

A Modern Two Bedroom Semi-Detached House with Gas Central Heating, UPVC Double Glazing and Parking situated in the town of Burnham-on-Sea

Entrance Hall* Downstairs Cloakroom* Lounge through to Diner with Patio doors from Diner to Garden* Modern Gloss White Kitchen with Oven, Hob & Fridge Freezer* Two Bedrooms, Master Bedroom with Built in Wardrobes & En-suite Shower Room* Family Bathroom* Enclosed Garden to the Rear with Side access & Shed* Double Glazing* Gas Fired Central Heating* Two Allocated Parking Spaces*

Deposit: £1,148

Furnishings: Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(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: C



PROPERTY DESCRIPTION

Property Location

The property is approximately three quarters of a mile from the town centre of Burnham on Sea and within easy level walking distance of Tesco supermarket. Local schools are also within easy reach and there is a mainline railway link at Highbridge within one and a half miles. The M5 Junction 22 at Edithmead is two miles drive giving easy access to Bristol, Taunton, Exeter & the M4 corridor.

Accommodation

Entrance Hall* Downstairs Cloakroom* Lounge*Kitchen/Diner* Two Bedrooms* Master Bedroom & En-suite Shower Room* Family Bathroom* Enclosed Garden to the Rear, Shed* Double glazing* Gas Fired Central Heating* Two Allocated Parking Spaces*

Directions

From the roundabout at Love Lane and Oxford Street proceed out in an easterly direction along Love Lane towards the M5 junction 22. At the roundabout beside Tesco Supermarket take a right turn on to the Frank Foley Parkway. Take the second turning right off of Frank Foley Parkway into Ben Travers Way and then first left into Thorndike Way.

NB

Non-Smokers Only

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

Deposit: £890.00

Holding Fee: £175.00

Deposit

1148.00

Holding Deposit

225.00

Material Information

Mains electric, gas 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

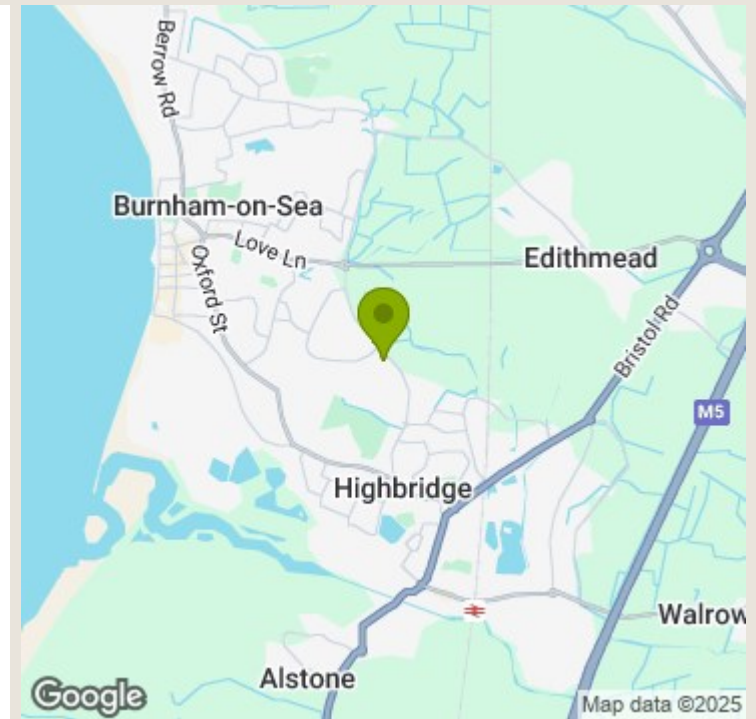
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

