



5 Churchlands Court Myrtle Drive

Burnham-On-Sea, TA8 2HB

£875 PCM



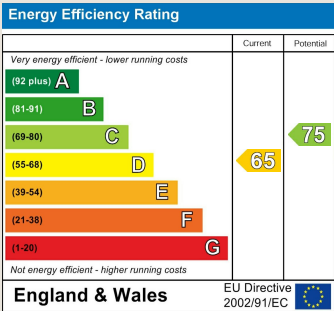
# PROPERTY DESCRIPTION

A two bedroom first floor flat. \*Over 45's only\* Pleasantly situated in a peaceful location but being within a two minutes walk of the Esplanade and five minutes walk of the heart of the High Street

Lounge/Diner\* Fitted Kitchen\* Inner Hall\* Bathroom\* Two Bedrooms\* Electric Heating\* Double Glazed Windows\* Allocated Parking\*

Deposit: £1,005

Furnishings: Not specified



## Local Authority

Somerset Council Council Tax Band: B

Tenure:

EPC Rating: D



# PROPERTY DESCRIPTION

## Property Location:

The property is within a two minutes walk of the Esplanade and five minutes walk of the heart of the High Street. Amenities nearby include the doctors surgery, library, heated indoor swimming pool and bowls club. The M5 interchange at Edithmead is some two miles away from Junction 23 giving easy access to the South West and M4 corridor to the North.

## Accommodation:

Lounge/Diner\* Fitted Kitchen\* Inner Hall\* Bathroom\* Two Bedrooms\* Electric Heating\* Double Glazed Windows\* Allocated Parking\*

## Directions:

From the roundabout at the junction of Love Lane and Oxford Street by the Esso Service Station proceed in a northerly direction along Manor Road and then onto Berrow Road. Take the second left into Myrtle Drive just before the swimming pool.

## NB:

No Pets  
Non Smokers Only  
Mature Applicants 45 Years and Over

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

## Holding Deposit:

£200.00

## Deposit:

£1005.00

## 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](https://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](https://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

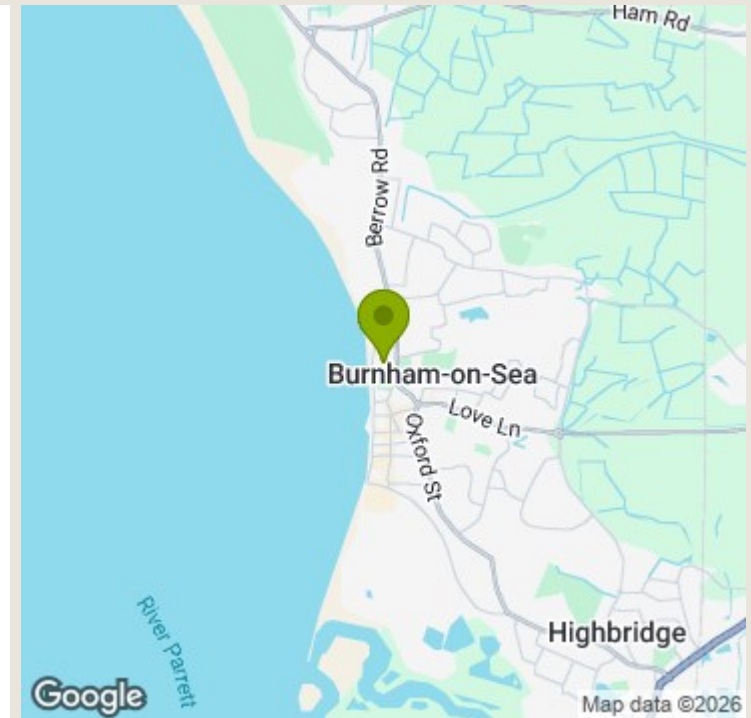


## TERMS:

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](mailto: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.

