



14A George Street

Burnham-On-Sea, TA8 1BA

£875 PCM



# PROPERTY DESCRIPTION

A two bedroom second floor flat situated centrally in Burnham-on-Sea. Benefitting from double glazing, gas central heating and a large garage.



Deposit: £1,005

Furnishings: Unfurnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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 within easy reach of most town amenities and choice of supermarkets, cinema, post office and local banks. Leisure amenities close by include the indoor swimming pool, tennis club, bowls club and indoor sports centre at King Alfreds School. The championship golf course at Burnham & Berrow is just under one mile. For the commuter the M5 Junction 22 at Edithmead is approximately 2½ miles drive giving easy access to Bristol, Taunton, Exeter & the M4 corridor.

## Directions:

From our office proceed north along the High Street. Proceed past Lloyds bank on your right then taking the 2nd turning left into George Street beside the Taste Of The Orient Chinese Restaurant & the property will be found towards the end of this road on your left.

## Accommodation:

Spacious Open Plan Living Area includes Kitchen/Dining & Lounge Area\* Two Bedrooms\* Bathroom with Shower over Bath\* Airing Cupboard \* Large Garage\*

## NB:

No Pets Non Smokers Over 25's Only

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

## Deposit

£1005.00

## Holding Deposit

£200.00

## Material Information

\*Mains electric, gas and water at the property

\*Broadband and Mobile signal or coverage in the area

\*Council Tax Band - B

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>

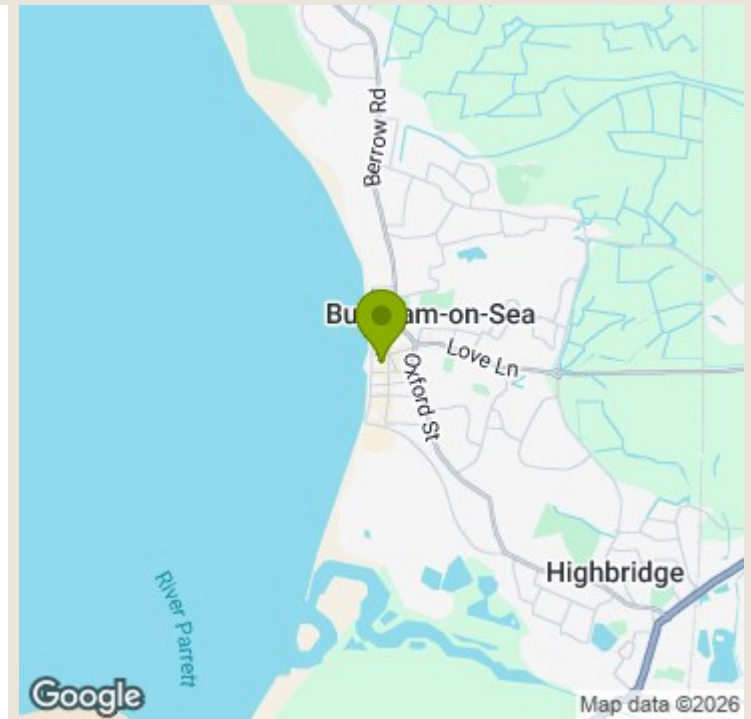
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## 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](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.

