



Stoneleigh Wickham Way

East Brent, TA9 4JB

£1,500 PCM



# PROPERTY DESCRIPTION

A delightful 3 bedroom detached bungalow in a favoured village location in East Brent.

- \*Front Garden \*Separate Garage \*Parking for 4 cars \*Porch \*Spacious Hallway
- \*Spacious Lounge With Feature Gas Fire \*Arch through dining area \*2 Double Bedrooms \*1 Single Bedroom \*Kitchen with built in Oven, Hob and Extractor
- \*Shower Room With White Suite \*Sun Room \*Large Rear Garden and Shed

Deposit: £1,730

Furnishings: Unfurnished



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(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: E

Tenure:

EPC Rating: D

# PROPERTY DESCRIPTION

## Property Location:

The property is located in the picturesque village location, Wickham Way, East Brent. Communications are excellent with the towns of Burnham-on-Sea (4 miles) and Weston-super-Mare (7 miles) both being very easily accessible. The M5 junction 22 at Edithmead is within a five minutes drive and provides excellent access to Bristol, Taunton, Exeter and the M4 corridor.

## Accommodation:

\*Front Garden \*Separate Garage \*Parking for 4 cars \*Porch \*Spacious Hallway  
\*Spacious Lounge With Feature Gas Fire \*Arch through dining area \*2 Double Bedrooms \*1 Single Bedroom \*Kitchen with built in Oven, Hob and Extractor  
\*Shower Room With White Suite \*Sun Room \* Large Rear Garden and Shed

## Directions:

From the Roundabout at M5 junction 22 at Edithmead take the 3rd exit onto Bristol Rd heading towards Weston Super Mare. At the next roundabout take the first exit. At the traffic lights turn left onto Brent Road/B3140. Continue for 0.2 miles, then turn left onto Wickham Way. Continue to follow Wickham Way bearing round to the left and the property can be found on the left-hand side.

## NB:

Non-Smokers

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

## Holding Deposit:

£345.00

## Deposit:

£1730.00

## Material Information:

\*Mains electric, gas and water at the property.

\*Water Meter

\*Council Tax Band - E

\*No flooding in the last 5 years

<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:

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

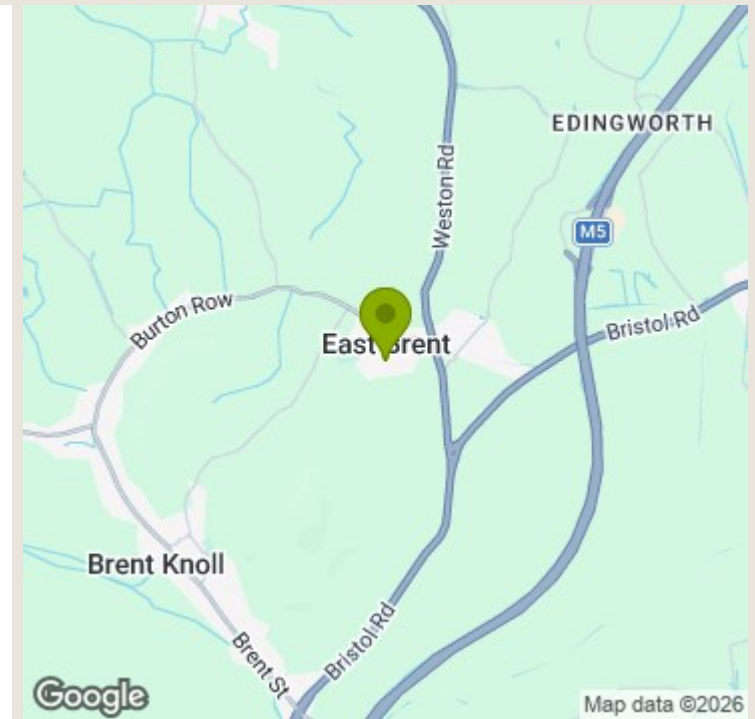
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## 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.

