



28 Ashley Avenue

Burnham On Sea, TA8 1LH

£1,800 PCM



PROPERTY DESCRIPTION

A Large Well presented, freshly Decorated Four Bedroom House with a One Bedroom Self Contained Annex, Double Glazing and Gas Central Heating. Situated at the end of a no through road convenient to the town centre of Burnham on Sea.

Entrance Lobby* Hallway* Kitchen* Utility* Downstairs Shower Room* Downstairs Toilet* Dining Room* Lounge* 3rd Reception/Office* Four Double Bedrooms Main Bedroom with En-Suite Shower Room & Built in Wardrobes, 2nd Bedroom with Built in Wardrobes* Separate Toilet* Bathroom with White Suite & Shower over Bath*
*Separate self-contained Annex - with One Bedroom * Living/Kitchen area, Wet room* Parking for 3 Cars* Shed* Attractive Gardens*

Deposit: £2,075

Furnishings: Unfurnished

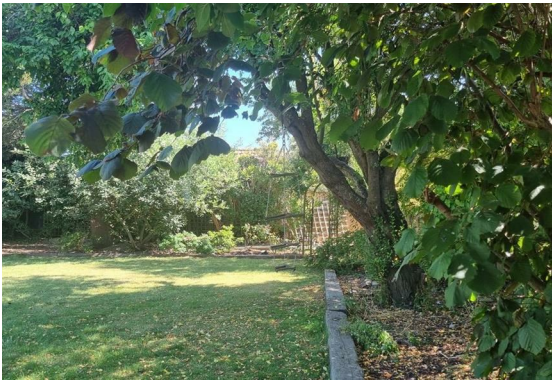
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Somerset Council Council Tax Band: C

Tenure:

EPC Rating: C



PROPERTY DESCRIPTION

Property Location:

Large Well presented Four Bedroom House with Separate Self-Contained One Bedroom Annexe with Double Glazing and Gas Central Heating. Situated at the end of a no through road convenient to the town centre of Burnham on Sea and within a short walk of local schools, library, cinema and indoor swimming pool. Most other town amenities are also close by and the M5 junction 22 at Edithmead is just over 2 miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor.

Accommodation:

Entrance Lobby* Hallway* Kitchen* Utility* Downstairs Shower Room* Downstairs Toilet* Dining Room* Lounge* 3rd Reception/Office* Four Double Bedrooms Main Bedroom with En-Suite Shower Room & Built in Wardrobes, 2nd Bedroom with Built in Wardrobes* Separate Toilet* Bathroom with White Suite & Shower over Bath*
*Separate self-contained Annex - with One Bedroom * Living/Kitchen area, Wet room* Parking for 3 Cars* Shed* Attractive Gardens*

Directions:

From our offices proceed inland along Cross Street and turn right into Oxford Street. Proceed for some 600 yards and Ashley Avenue will be seen on your left hand side. Number 28 will be found at the very end of the road next to the school.

NB:

Would consider pets

Non Smokers Only

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

Deposit:

£2075.00

Holding Deposit:

£415.00

Material Information:

Mains electric, gas and water at the property

*Water meter

*Council Tax Band - C - Main House

*Council Tax Band - A - Annexe

*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

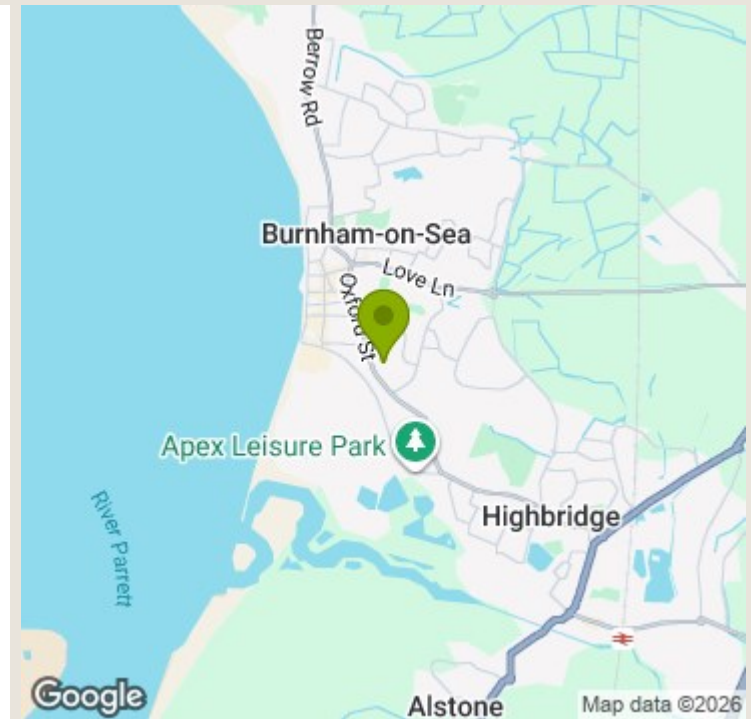
checker.ofcom.org.uk/en-gb/mobile-cover

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.

