



20 Coleridge Gardens

Burnham-On-Sea, TA8 2QA

£1,350 Per Month



PROPERTY DESCRIPTION

Three bedroom refurbished semi detached house with garage and parking, situated in a highly sought after residential location to the north of Burnham-on-Sea.

Entrance Porch* Entrance Hall* Lounge/Diner* Kitchen with built in Oven and Hob*
Three bedrooms* Family Bathroom with Shower over Bath* UPVC Double Glazing*
Gas Central Heating* Garage* Off Street Parking* Enclosed Rear Garden*

Deposit: £1,555

Furnishings: Not specified

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	66	
(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: D



PROPERTY DESCRIPTION

Property Location

The property is located just a mile from the town centre of Burnham-on-Sea. Where local shops, cafe's and restaurants can be found next to the beach. The award winning golf course is a short 10 minute walk away. The M5 Junction 22 at Edithmead gives easy access to Bristol, Taunton, Exeter and the M4 corridor. There is a mainline railway link at Highbridge just over 3 miles away.

Accommodation

Entrance Porch* Entrance Hall* Lounge/Diner* Refitted Kitchen with built in Oven and Hob* Three bedrooms* Family Bathroom with Shower over Bath* UPVC Double Glazing* Gas Central Heating* Garage* Off Street Parking* Enclosed Rear Garden*

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along the Berrow Road in a northerly direction passing the inland lighthouse on the left hand side. Take a right turn into Shelley Drive. Proceed to the end of Shelley Drive where Coleridge Gardens will be found on the left. Proceed into Coleridge Gardens and the property will be found on the left.

NB

Non-Smokers Only

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

Holding Deposit

£300.00

Deposit

£1500.00

Material information

Mains electric, gas and water at the property

*Water meter

* Council Tax Band - C

*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:

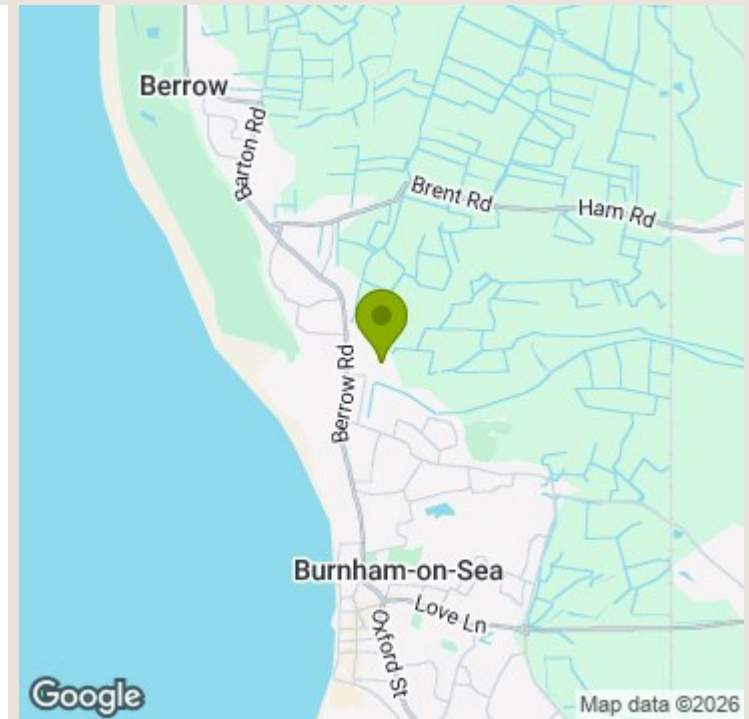
checker.ofcom.org.uk/en-gb/broadband-coverage

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.

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.

