



7 Rosewood Drive

Burnham-On-Sea, TA8 1HR

£1,300 PCM



PROPERTY DESCRIPTION

A modernised Three-bedroom semi-detached bungalow with gas central heating, double glazing and gardens. The bungalow is situated in Rosewood Drive in the highly sought-after area close to the centre of Burnham On Sea

Spacious Hallway* Lounge with Feature Fireplace and Bay Window* Spacious Front Bedroom* Two Further Bedrooms* Modern Kitchen with built in Oven and Hob* Bathroom with White Suite and Shower over Bath* Conservatory* Rear Garden* Driveway for 2 Cars* Front Garden laid to Lawn* Gas Central Heating*

Deposit: £1,500

Furnishings: Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 a short walk from the town centre with a variety of amenities and a choice of supermarkets and convenient to the Avenue tennis club, Burnham and Berrow championship golf links, bowls club and indoor swim and sports academy. There is a mainline railway link at Highbridge two and a half miles and the M5 junction 22 at Edithmead is two and a half miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor.

Accommodation:

Spacious Hallway* Lounge with Feature Fireplace and Bay Window* Spacious Front Bedroom* Two Further Bedrooms* Modern Kitchen with built in Oven and Hob* Bathroom with White Suite and Shower over Bath* Conservatory* Rear Garden* Driveway for 2 Cars* Front Garden laid to Lawn* Gas Central Heating*

Directions:

Upon entering Burnham on Sea from the motorway proceed to the Tesco roundabout and continue straight over. Having past the Rosewood Public House on the left-hand side take the next turning left into Rosewood Avenue then the third turning on the left into Rosewood Drive the property is then situated on the left-hand side

NB:

Non-Smokers Only

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

Holding Deposit:

£300.00

Deposit:

£1500.00

Material Information:

Mains electric, gas and water at the property

*No flooding in the last 5 years

*Water meter

*Council Tax Band - C

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

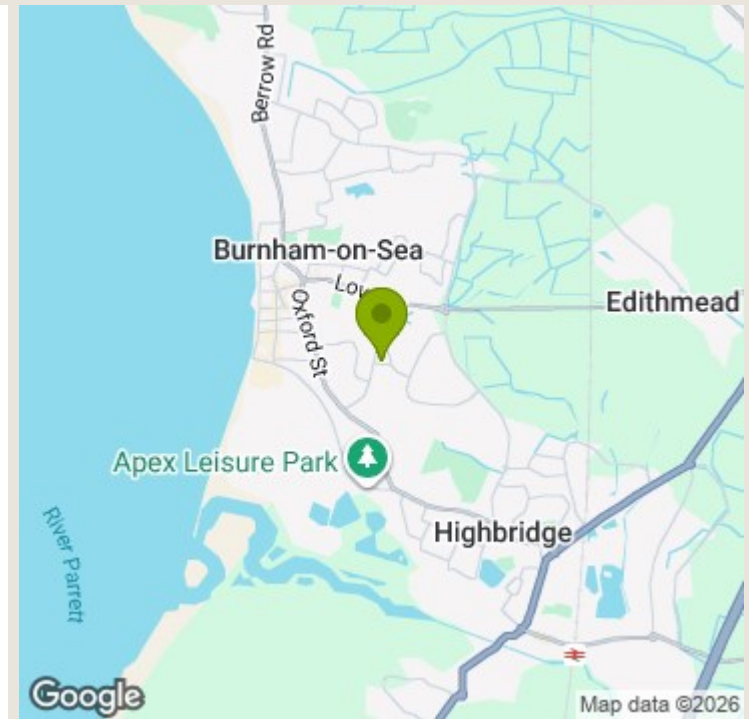
checker.ofcom.org.uk/en-gb/mobile-coverage

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. 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.

