



7 Hamley Close

Somerset, TA8 1DS

£1,025 PCM



PROPERTY DESCRIPTION

A Well Presented Terraced House with Gas Fired Central Heating, Double Glazing & Garage.

Entrance Hall* Kitchen with Built In Oven & Hob* Downstairs Cloakroom* Lounge With Patio Doors out To The Rear Garden* Two Bedrooms, Master Bedroom With Built In Wardrobe* Bathroom with Shower Over The Bath* Rear Garden* Garage* One Allocated Parking Space* Gas Fired Central Heating* Double Glazing*

Deposit: £1,180

Furnishings: Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	79	
(55-68) D		
(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: B

Tenure:

EPC Rating: C



PROPERTY DESCRIPTION

Property Location:

Situated in a short cul de sac of other new properties located off of Wallace Wells Road and being within easy reach of Asda Supermarket in Highbridge as well as a choice of supermarkets in Burnham on Sea and both town centres. The mainline railway link at Highbridge is within a mile and a half and the M5 junction 22 at Edithmead is just over two miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor.

Accommodation:

Entrance Hall* Kitchen with Built In Oven & Hob* Downstairs Cloakroom* Lounge With Patio Doors out To The Rear Garden* Two Bedrooms, Master Bedroom With Built In Wardrobe* Bathroom with Shower Over The Bath* Rear Garden* Garage* One Allocated Parking Space* Gas Fired Central Heating* Double Glazing*

Directions:

From the roundabout at the junction of Love Lane and Oxford Street proceed out of Burnham on Sea along Love Lane. At the roundabout beside Tesco Supermarket take a right turn on to Frank Foley Parkway and continue for half a mile to the next roundabout at the junction with Pepperall Road. Take a right turn into Wallace Wells Road (third exit) continuing past the next available right and then take a right turn into Hamley Close and No. 7 is on your left.

NB:

Non-Smokers Only

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

Holding Deposit:

£235.00

Deposit:

£1180.00

Material Information:

*Mains electric, gas and water at the property

*Council Tax Band - B

*Water meter

*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:

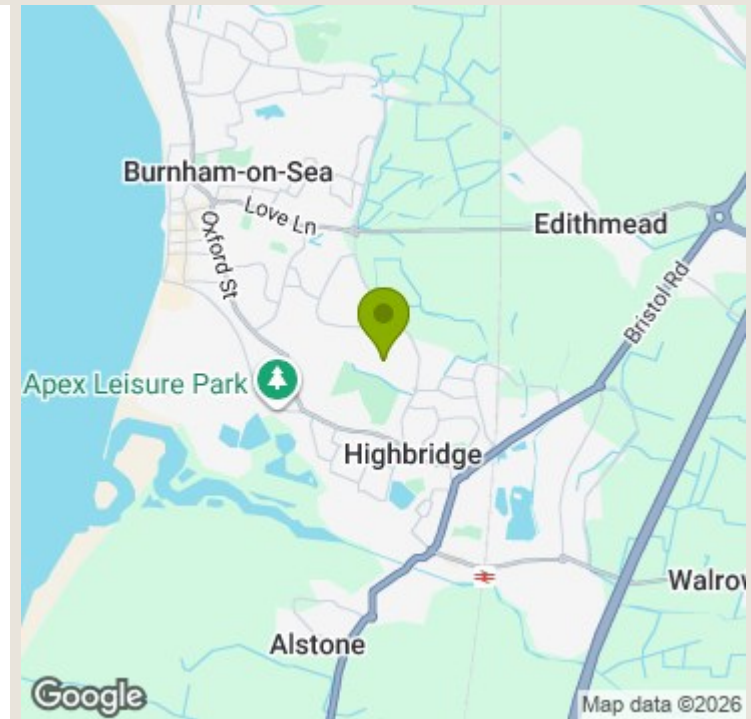
checker.ofcom.org.uk/en-gb/broadband-coverage

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.

