



56 Berrow Road
Burnham-On-Sea, TA8 2EY
£875 PCM



PROPERTY DESCRIPTION

Two Bedroom Top Floor Flat with it's own Entrance.

Landing* Dressing Room/Study* Large Lounge* Fitted Modern Kitchen with built in Oven, Hob & Extractor Fan* Two Bedrooms Large Main Bedroom* Bathroom with White Suite and Shower over the Bath* Gas Central Heating * UPVC Double Glazing*

Deposit: £1,005

Furnishings: Unfurnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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

Description

The town centre is within easy walking distance and leisure facilities nearby include the championship golf course at Berrow & Brean, the tennis club, heated indoor swimming pool and bowls club. The sea front with its miles of sandy beaches is also within easy reach. The property is situated approximately two and a half miles drive to the M5 Junction 22 at Edithmead, giving excellent access to Bristol, Taunton, Exeter and the M4 corridor.

Accommodation

Landing* Dressing Room/Study* Large Lounge* Fitted Modern Kitchen with built in Oven, Hob & Extractor Fan* Two Bedrooms Large Main Bedroom* Bathroom with White Suite and Shower over the Bath* Gas Central Heating * UPVC Double Glazing*

Directions

From the M5 motorway junction 22 at Edithmead, proceed across the first two roundabouts. From the mini roundabout by the Esso garage, turn right onto Manor Road which in turn becomes Berrow Road. Proceed for approximately half a mile where the property will be found on the right-hand side.

NB

Non-Smokers Only

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

Holding Deposit

£200.00

Deposit

£1005.00

Material Information

Mains electric, and water at the property

*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

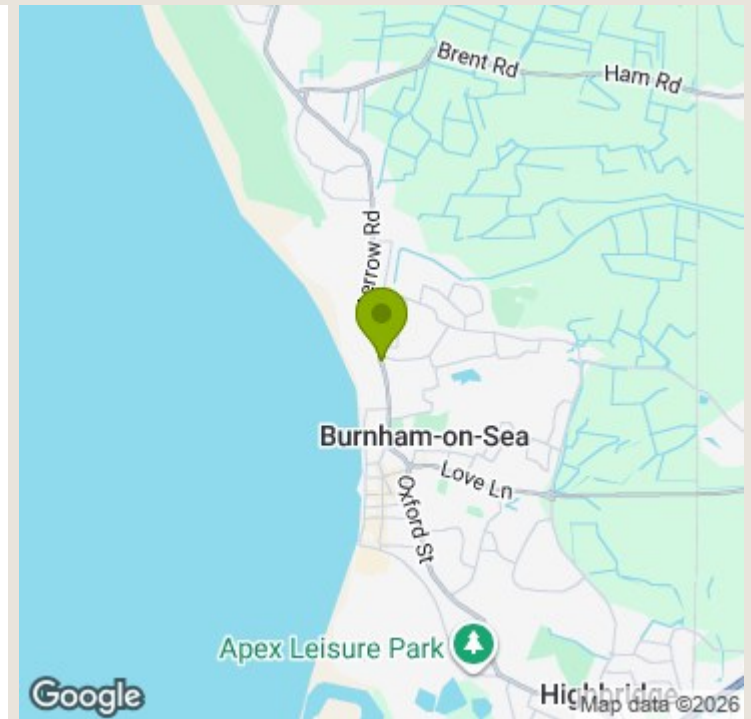
checker.ofcom.org.uk/en-gb/mobile-coverage

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. 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.

