



32 Mayflower Court

Highbridge, TA9 3BQ

£850 PCM



PROPERTY DESCRIPTION

Modern Ground Floor Two Bedroom Flat with Double Glazing & Gas Central Heating situated in the Town of Highbridge close to amenities.

Entrance Hall* Kitchen with Built in Oven & Gas Hob* Lounge* Main Bedroom* Bedroom Two* Bathroom with Shower over Bath* Gas Central Heating* UPVC Double Glazing* Allocated Parking Space to rear of block*

Deposit: £980

Furnishings: Unfurnished

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

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The flat occupies part of the ground floor of a three storey building. Situated on a small modern development within a short walk of Asda Supermarket and ten minutes walk of Highbridge Town Centre with its mainline railway station and approximately one and a quarter miles from Burnham on Sea Town Centre. Local schools are available close by 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:

Entrance Hall* Kitchen with Built in Oven & Gas Hob* Lounge* Main Bedroom* Bedroom Two* Bathroom with Shower over Bath* Gas Central Heating* UPVC Double Glazing* Allocated Parking Space to rear of block*

Directions:

From the roundabout at the junction of Love Lane and Oxford Street proceed out along Oxford Street in a southerly direction towards Highbridge crossing the roundabout at the junction with Marine Drive and continuing on to the next roundabout at the junction with Pepperall Road. Turn left into Pepperall Road and at the roundabout at the junction with Worston Lane turn right on to Worston Road and follow the road for approximately a third of a mile and Mayflower Court will be seen off on your left hand side just prior to the railway bridge

NB:

Non Smokers Only

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

Holding Deposit:

£195.00

Deposit:

£980.00

Material Information:

Mains electric, gas and water at the property

*Water meter

*Council Tax Band - B

*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

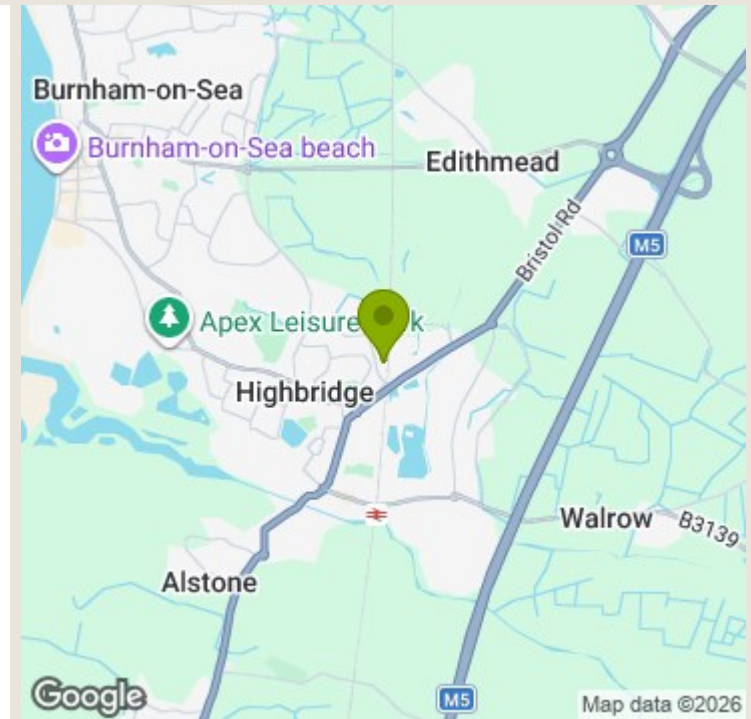
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

