



Flat 2 19 Esplanade

Burnham-On-Sea, TA8 1BG

£825 PCM



# PROPERTY DESCRIPTION

A well presented one bedroom ground floor flat situated on the Esplanade with beautiful sea views.

Communal Entrance Hall\* Entrance Hallway to Flat\* Large Lounge with Feature Fireplace and Sea Views\* Modern Kitchen with Built In Oven and Hob\* One Bedroom\* Bathroom with White Suite and Shower over Bath\* Mostly Double Glazed\* Gas Central Heating\* Parking\*

Deposit: £950

Furnishings: Unfurnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	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: A

Tenure:

EPC Rating: C



# PROPERTY DESCRIPTION

## Property Location:

The property is located a short walk from the town centre of Burnham-on-Sea and a short stroll of the miles of Sandy Beach stretching to Brean Down. The property is also within easy walking distance of the Post office/general Store, church, newsagents, banks, shops and leisure amenities including the heated indoor swimming pool, bowls club and tennis club. 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:

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## Directions:

From our office walk south on the High Street towards Cross Street. Turn right onto Cross Street, then turn right onto the Esplanade. Number 19 is situated 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:

£190.00

## Deposit:

£950.00

## Material Information:

\*Mains electric, gas and water at the property

\*Water meter

\*No flooding in the last 5 years

[flood-map-for-planning.service.gov.uk/location](https://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](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

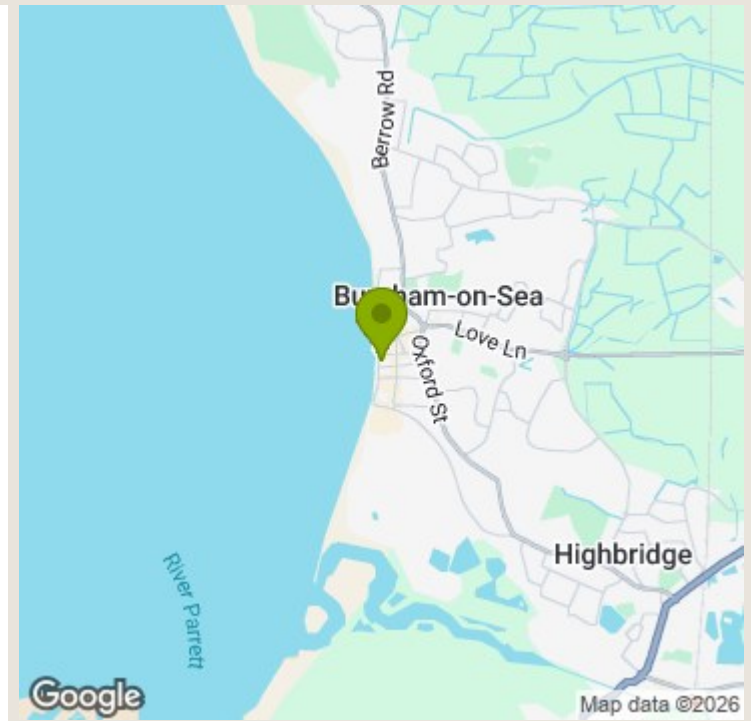
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

## 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](mailto: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.

