



17 Victoria Place

Highbridge, TA9 3AU

£900 PCM



PROPERTY DESCRIPTION

A Two Bedroom Terraced Cottage situated in a short block of other similar cottages within a couple of minutes' walk to the town centre of Highbridge.

Small Lobby* Lounge* Kitchen* Downstairs Shower Room* Two Bedrooms 1 Single and 1 Double* Small Front Garden with Shed*

Deposit: £1,035

Furnishings: Unfurnished



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	81
England & Wales		EU Directive 2002/91/EC	

Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating: D

PROPERTY DESCRIPTION

Property Location

The property is located in the town Highbridge, which has a main line railway station and local shops, pubs and coffee shops. It is a 5 minute drive to the seaside town of Burnham-on-Sea, where restaurants, cinema, golf course and further amenities are available. The M5 Junction 22 at Edithmead is just over 2 miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor.

Accommodation

Small Lobby* Lounge* Kitchen* Downstairs Shower Room* Two Bedrooms 1 Single and 1 Double* Small Front Garden with Shed*

Directions

From Junction 22 of the M5 Motorway, take the A38 signposted Bridgwater/Highbridge. Continue straight over the next two roundabouts and at the third roundabout take the 3rd turning into Tyler Way then taking the third turning right in Cuthbert Street. Victoria Place will be found half way down on the left-hand side.

NB

No Pets

Non-Smokers Only

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

Holding Deposit

£205.00

Deposit

£1035.00

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

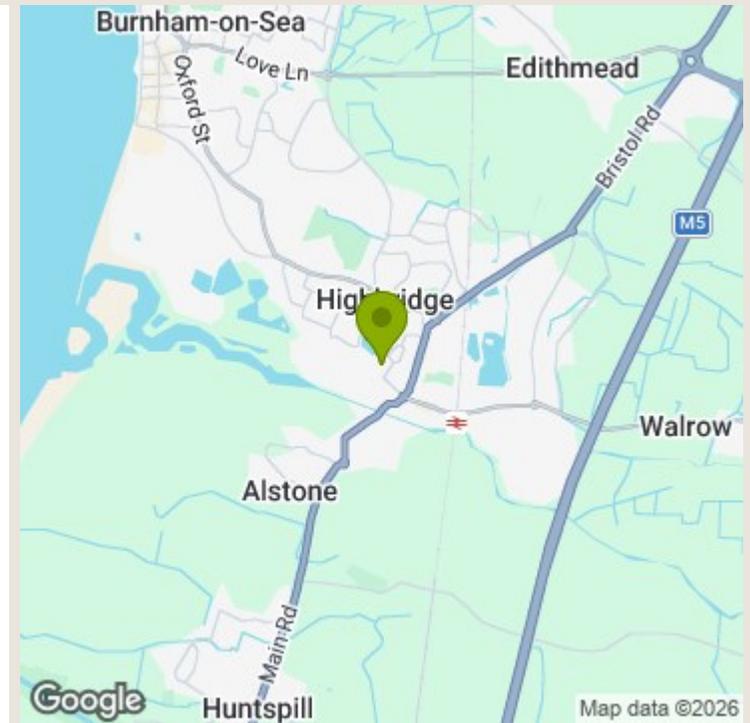
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

