

8 Ayckbourn Close

Burnham-On-Sea, TA8 1JJ

£1,000 Per Month

BERRYMAN'S

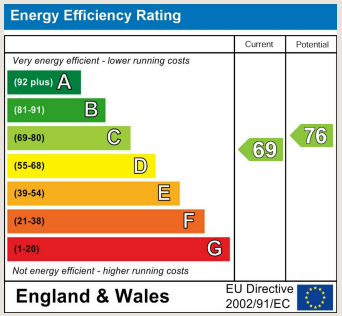
PROPERTY DESCRIPTION

A Two Bedroom End Terrace house with UPVC Double Glazing, Gas Central Heating. Garage and Parking in a favoured location in the town of Burnham-on-Sea.

Lounge with Feature Fireplace* Fitted Kitchen* Conservatory with doors into rear Low Maintenance Garden* Two Bedrooms* Bathroom with shower over bath* Garage and Parking* UPVC Double Glazing* Gas Central Heating*

Deposit: £1,150

Furnishings: Unfurnished



Local Authority

Somerset Council Council Tax Band: B

Tenure:

EPC Rating: C











PROPERTY DESCRIPTION

Property Location:

The property is located approximately one mile from the town centre of Burnham-on-Sea and within easy reach of Tesco supermarket. Local Schools are also within easy reach and there is a mainline railway link at Highbridge within one and half miles. The M5 Junction 22 at Edithmead is two miles drive and giving easy access to Bristol, Taunton, Exeter and the M4 corridor.

Accomodation:

Lounge with Feature Fireplace* Fitted Kitchen* Conservatory with doors into rear Low Maintenance Garden* Two Bedrooms* Bathroom with shower over bath* Garage and Parking* UPVC Double Glazing* Gas Central Heating*

Directions:

From the roundabout at Love Lane and Tesco's turn onto the Frank Foley Parkway, turn right into Ben Travers Way 1/3 of a mile passing Pinter Close on the left hand side turn right into Sheridan Road and next right into Ayckbourn Close. The property can be found at the end of the road towards the left hand side.

NB:

Non-Smokers Only

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

Holding Deposit:

£230.00

Deposit:

£1150.00

Material Information:

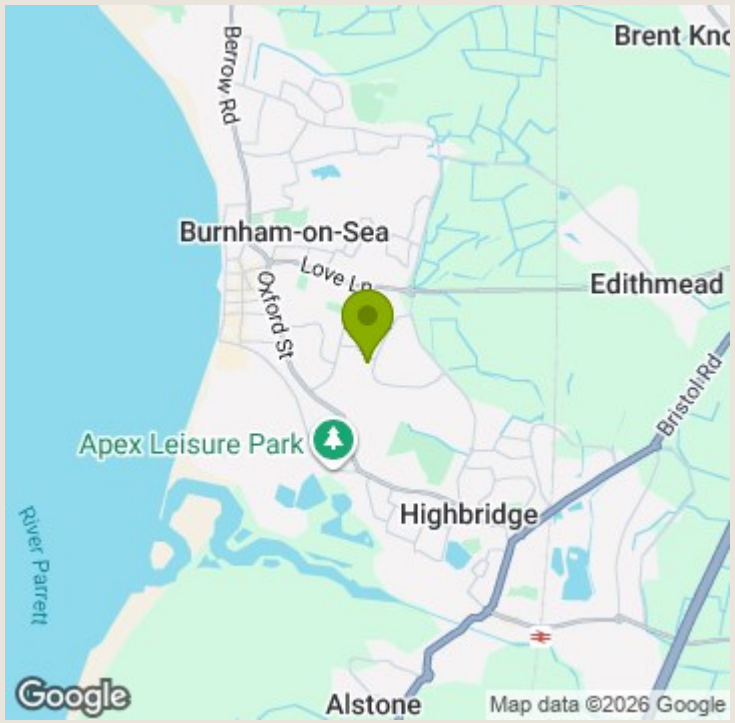
• Mains electric, gas and water
• Water meter
• Gas central heating
• Council Tax Band - B
• Washing machine and Dishwasher for tenants use - will not be repaired or replaced if fault develops
• No Flooding in the last 5 years
• Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage
Flood Information:
flood-map-for-planning.service.gov.uk/location

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.

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The Property Ombudsman