



34a High Street

Burnham-On-Sea, TA8 1PB

£725 PCM



# PROPERTY DESCRIPTION

\*Mature Applicants Only\*

A One Bedroom First Floor Flat situated above a shop in the High Street of Burnham-on-Sea.

Hallway\* Living Area with Fitted Kitchen\* Bedroom\* Shower Room\* UPVC Double Glazing\* Electric Heating\* No allocated parking\*

Deposit: £835

Furnishings: Unfurnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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 situated in a convenient location on the High Street close to the main shops, sea front, supermarkets and other local amenities. The M5 junction 22 at Edithmead is around 2 miles away, giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. The A38 also gives good access to Bristol Airport and there is a mainline railway link in the nearby town of Highbridge.

## Accommodation:

Hallway\* Living Area with Fitted Kitchen\* Bedroom\* Shower Room\* UPVC Double Glazing\* Electric Heating\* No allocated parking\*

## Directions:

Turn right out of our offices and turn directly right onto Cross Street, then on the left hand side turn into John Street South, left into the (access road). The gate to the flat is directly in front of you numbered 34A.

## NB:

Mature Applicants Only

Non-Smokers

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

## Holding Deposit:

£165.00

## Deposit:

£835.00

## Material Information:

\*Mains electric and water at the property.

\*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:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

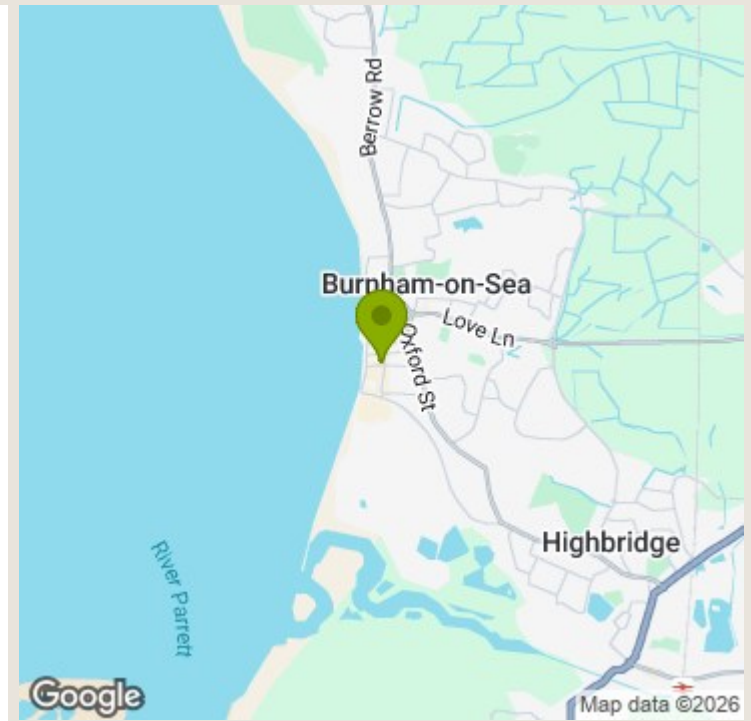
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## 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.

