



16 Vardy Court Highbridge Quay

Highbridge, TA9 3TF

£795 PCM



PROPERTY DESCRIPTION

A purpose built Two Bedroom Flat occupying the Top Floor of the building with Allocated parking in the town of Highbridge.

Entrance Hall* Lounge* Well Fitted Kitchen* Two Bedrooms* Bathroom* Electric Heating* Double Glazing * Allocated Parking Space*

Deposit: £915

Furnishings: Unfurnished

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C	77	77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating: C



PROPERTY DESCRIPTION

Property Location

A purpose built two bedroom flat located on the Top Floor floor of the building with Allocated Parking. Adjacent to the banks of the river Brue and a short walk to the main line railway station, supermarket and other town amenities. The town of Burnham On Sea is two miles and the M5 junction 22 Edithmead is two and a half miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 Corridor.

Accommodation

Entrance Hall* Lounge* Well Fitted Kitchen* Two Bedrooms* Bathroom* Electric Heating* Double Glazed Windows* Allocated Parking Space*

Directions

From Junction 22 of the M5 Motorway take the A38 Signposted Highbridge & Bridgwater. Continue straight over the next roundabout, over the railway bridge & over the roundabout by Asda. At the next roundabout continue straight over signposted Bridgwater & Vardy Court will be found almost immediately on your left.

NB

Non-Smokers Only

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

Deposit:

£915.00

Holding Deposit:

£180.00

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

*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

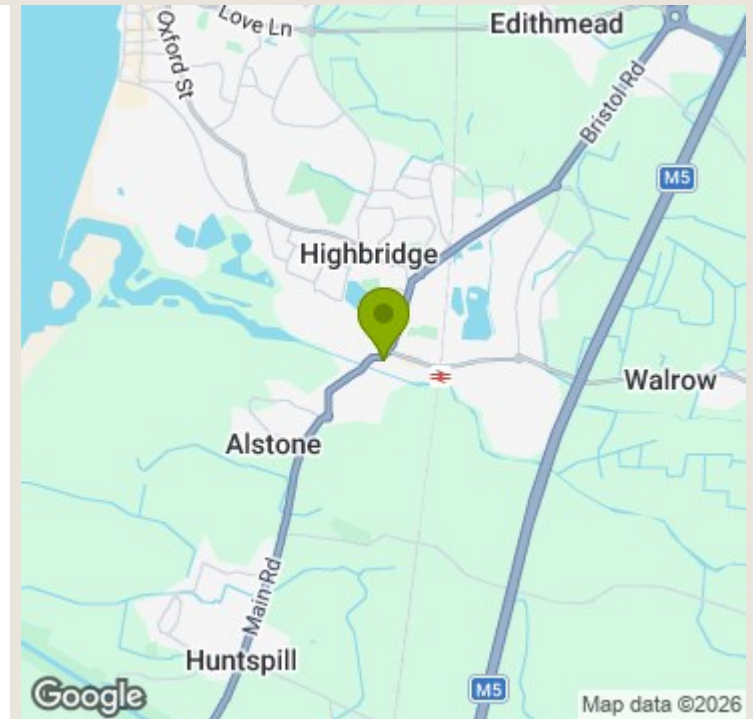
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

