



60 Cookson Close

Burnham-On-Sea, TA8 1QU

£1,400 PCM



PROPERTY DESCRIPTION

A Three Bedroom Semi-Detached property with Gas Central Heating, UPVC Double Glazing and Off Street Parking in a favoured location in the town of Burnham-on-Sea. The property has been completely refurbished, beautifully presented and in immaculate condition throughout.

Entrance Lobby* Fully Fitted Kitchen/Living/Family Area* Kitchen with Oven, Hob, Extractor & Built in Dishwasher* Downstairs Cloakroom* Lounge with patio doors leading to Enclosed Rear Garden* Stairs from Lounge leading to Upstairs Landing* Main Bedroom with built in cupboards* Refitted Ensuite Shower Room* Double Bedroom* Single Bedroom* Refitted Family Bathroom with white suite and Shower over Bath* Gas Central Heating* UPVC Double Glazing* Off Street Parking at the front of the property*

Deposit: £1,615

Furnishings: Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(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: C

Tenure:

EPC Rating: C



PROPERTY DESCRIPTION

Property Location:

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

Accommodation:

Entrance Lobby* Fully Fitted Kitchen/Living/Family Area* Kitchen with Oven, Hob, Extractor & Built in Dishwasher* Downstairs Cloakroom* Lounge with patio doors leading to Enclosed Rear Garden* Stairs from Lounge leading to Upstairs Landing* Main Bedroom with built in cupboards* Refitted Ensuite Shower Room* Double Bedroom* Single Bedroom* Refitted Family Bathroom with white suite and Shower over Bath* Gas Central Heating* UPVC Double Glazing* Off Street Parking at the front of the property*

Directions:

From the roundabout next to Tesco Supermarket, turn onto Frank Foley Parkway and take the second right into Ben Travers Way. Take the second left into Cookson Close. Follow the road for approximately one minute and the property is located on the right hand side.

NB:

No Pets
Non-Smokers Only

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

Holding Deposit:

£320.00

Deposit:

£1615.00

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

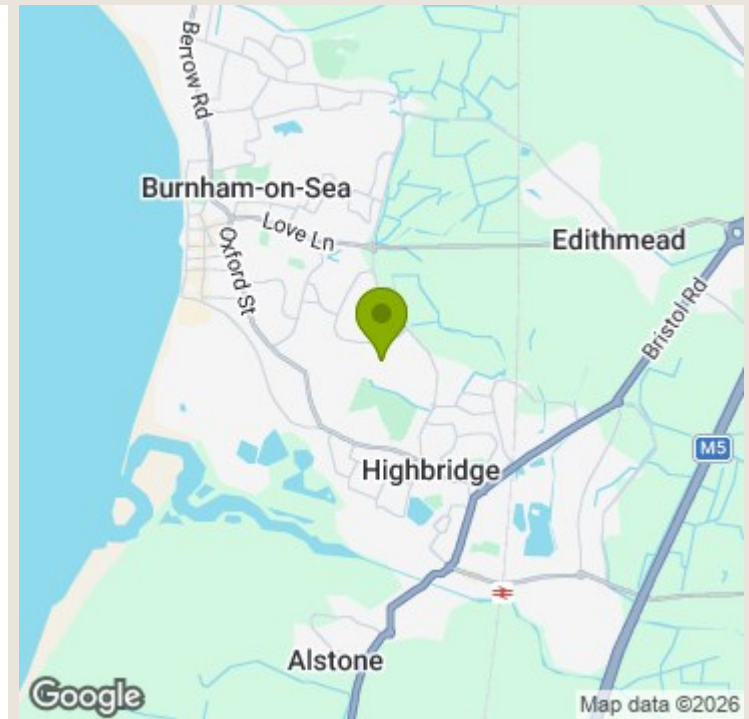
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

