



11 Beechwood Court Players Lane

Burnham-On-Sea, TA8 2HZ

£1,000 PCM



# PROPERTY DESCRIPTION

A Modern Two Bedroom Mid Terrace House Built to a High Specification.

Entrance Lobby\* Cloakroom\* Lounge\* Kitchen/Diner\* Two Bedrooms\* Bathroom\*  
Under Floor Heating to Ground Floor\* Gas Fired Central Heating\* Double Glazing\*  
Enclosed Garden to Rear\* Parking\*

Deposit: £1,150

Furnishings: Not specified



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		78	
(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: B

Tenure:

EPC Rating: C

# PROPERTY DESCRIPTION

## Property Location

A modern house located just half a mile out of town centre and a few hundred yards from the beach. Of traditional construction these homes are being built to a high specification by Chelvey Homes Ltd. Leisure amenities include the famous championship golf links at Burnham and Berrow, other leisure facilities include the Avenue Tennis Club, bowls club and cricket and rugby grounds. The M5 Junction 22 at Edithmead is two and a half miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 Corridor.

## Accommodation

Entrance Lobby\* Cloakroom\* Lounge\* Kitchen/Diner\* Two Bedrooms\* Bathroom\* Under Floor Heating to Ground Floor\* Gas Fired Central Heating\* Double Glazing\* Enclosed Garden to Rear\* Parking\*

## Directions

From the M5 junction 22 at Edithmead head along the B3140 into Burnham-on-Sea. At the next roundabout beside Tesco supermarket proceed straight across onto Love Lane and at the next roundabout beside the Esso Service Station bear right onto Manor Road (2nd Exit) which becomes Berrow Road. Proceed along Berrow Road for another one third of a mile and Beechwood Terrace will be seen on your right hand side.

## NB

Non Smokers Only

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

## Deposit

£1150.00

## Holding Deposit

£230.00

## Material Information

Mains electric, gas and water at the property

\*No flooding in the last 5 years

\*Water meter

\*Council Tax Band - B

[flood-map-for-planning.service.gov.uk/location](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

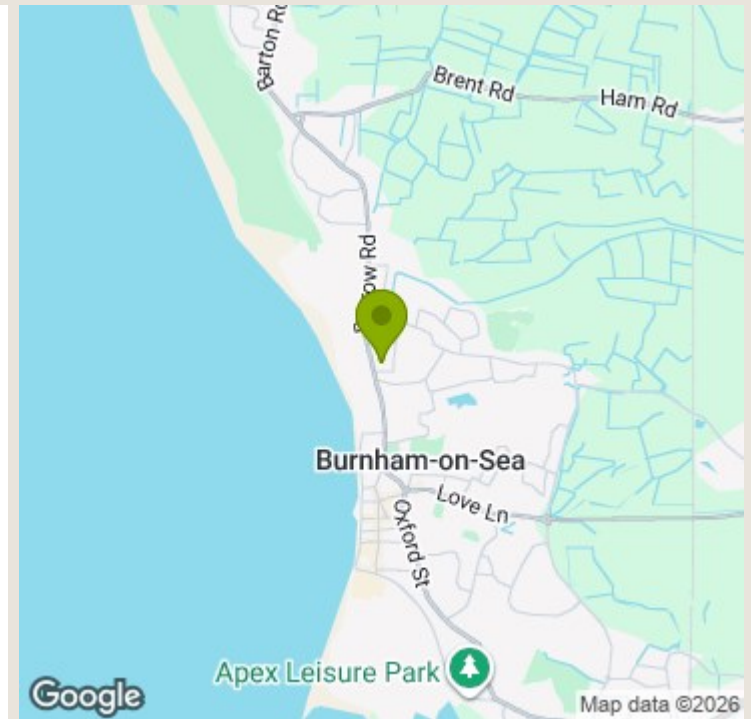
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

## 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.

