Plot 1, 7 Brent Broad

Burnham-On-Sea, TA8 2PX

£2,750 Per Month

BERRYMAN'S

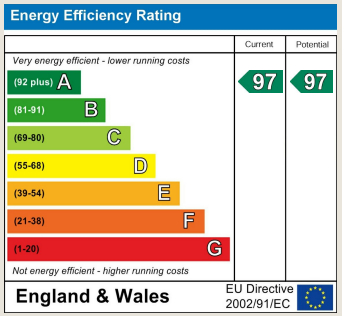
PROPERTY DESCRIPTION

A beautiful four bedroom brand new detached property benefiting from Solar Panels, LPC Heating, Double Glazing and Ventilation System. Double Garage and enclosed rear garden with Ample Parking.

Entrance hall* Downstairs Cloakroom* Spacious Dual Aspect Lounge with doors to Rear Garden* Kitchen Living Area, Kitchen with built in Oven and Hob, Fridge/Freezer* Utility room with Washing Machine and Tumble Dryer* Access from Kitchen through to Large Double Garage* Oak Staircase up to Four Double Bedrooms* Main Bedroom with Ensuite Shower Room* Family Bathroom with Shower over Bath* Enclosed Rear Garden* Double Glazing*The Property has been finished to a very high standard and is beautifully presented throughout.

Deposit: £3,170

Furnishings: Unfurnished

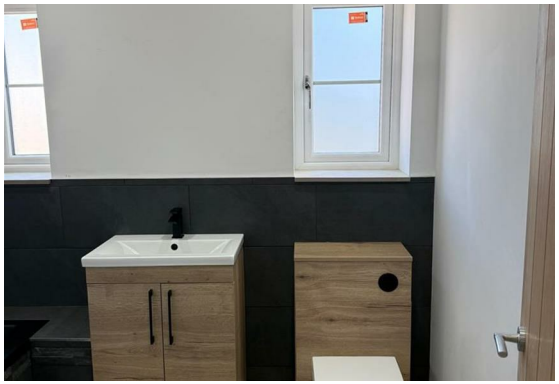


Local Authority

Somerset Council Council Tax Band: New Build

Tenure:

EPC Rating: A



PROPERTY DESCRIPTION

Property Location:

This Immaculate New Property is located just over a mile and half from the Town centre of Burnham-on-Sea.

Accommodation:

Entrance hall* Downstairs Cloakroom* Spacious Dual Aspect Lounge with doors to Rear Garden* Kitchen Living Area, Kitchen with built in Oven and Hob, Fridge/Freezer* Utility room with Washing Machine and Tumble Dryer* Access from Kitchen through to Large Double Garage* Oak Staircase up to Four Double Bedrooms* Main Bedroom with Ensuite Shower Room* Family Bathroom with Shower over Bath* Enclosed Rear Garden* Double Glazing*The Property has been finished to a very high standard and is beautifully presented throughout.

Directions:

From the roundabout at the bottom of Love Lane and the Esso Garage, turn right onto Manor Road, becoming Berrow Road for just under 1 mile. Turn right into Shelley Drive and Right again into Brambles Road. Turn first left into Brent Broad and the property can be found a approximately half a mile on the left hand side.

NB:

Non-Smokers Only

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

Holding Deposit:

£630.00

Deposit:

£3,170.00

Material Information:

*Mains electric, LPG gas

*Water meter

*Council Tax Band - TBC

*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-cover

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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