



8 Esplanade

Burnham-On-Sea, TA8 1BE

£875 PCM



PROPERTY DESCRIPTION

A Modern Two Bedroom Top Floor Apartment well presented with designated off street parking in the town of Burnham-On-Sea.

Communal Hallway & stairs leading to Top Floor* Flat Hallway* Bathroom with shower over bath* Two Bedrooms; 1 double and 1 single* Fitted Kitchen with oven, hob, fridge freezer & washing machine* Lounge* Off street parking* Gas Central Heating and Double Glazing*

Deposit: £1,005

Furnishings: Unfurnished

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

Tenure:

EPC Rating: C



PROPERTY DESCRIPTION

Property Location:

The property is centrally situated in the town of Burnham-On-Sea within a short stroll of the miles of Sandy Beach stretching to Brean Down. The property is also within easy walking distance of the Post Office/General Store, church, newsagents, banks, shops and leisure amenities including the heated indoor swimming pool, bowls club and tennis club. 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:

Communal Hallway & stairs leading to Top Floor* Flat Hallway* Bathroom with shower over bath* Two Bedrooms; 1 double and 1 single* Fitted Kitchen with oven, hob, fridge freezer & washing machine* Lounge* Off street parking* Gas Central Heating* Double Glazing*

Directions:

From our office proceed along the High street taking a right turn into Adam Street towards the Esplanade. The property is situated on the right hand side.

NB:

Non Smokers Only

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

Holding Deposit:

£200.00

Deposit:

£1005.00

Material Information:

*Mains electric, gas and water at the property

*Water meter

*Council Tax Band - A

*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

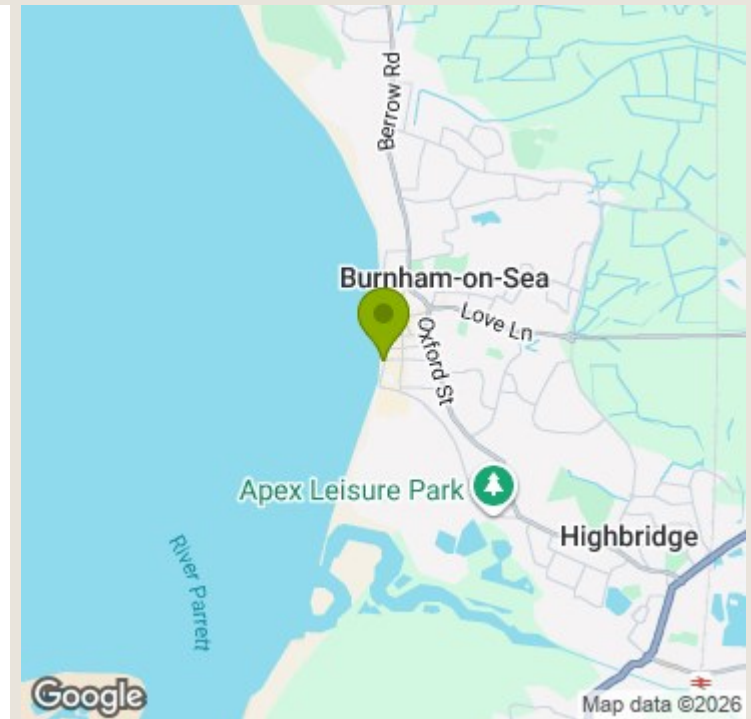
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

