



Flat 3 The Echoes Coast Road

Berrow, TA8 2QU

£1,000 PCM



# PROPERTY DESCRIPTION

\*Over 50's Only\* Two bedroom 1st Floor Flat beautifully presented with Double Glazing, Gas Central Heating and allocated parking space.

Communal Entrance Hall\* Entrance to Flat with small downstairs lobby & Stairs up\* Shower Room\* Open Plan living room/kitchen - beautiful kitchen with built in appliances\* Large Bay Window to the front living area\* Utility matching Kitchen with Washing machine & Tumble Dryer\* Two Double Bedrooms one with en suite Shower Room\* Rear Lobby with door out to external stairs to Garden\* One Parking Space\*

Deposit: £1,150

Furnishings: Unfurnished

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating: C



# PROPERTY DESCRIPTION

## Property Location

Situated on the Coast Road in the village of Berrow the property is within 70 yards of the championship golf links at Burnham & Berrow and walks can be had across the links to the miles of sandy beach stretching from Brean Down to Burnham on Sea. Burnham on Sea town centre is three miles drive and the M5 junction 22 at Edith is four and a half miles drive giving excellent access to Bristol, Taunton, Exeter and The M4 Corridor.

## Accommodation

Communal Entrance Hall\* Entrance to Flat with small downstairs lobby & Stairs up\* Shower Room\* Open Plan living room/kitchen - beautiful kitchen with built in appliances\* Large Bay Window to the front living area\* Utility matching Kitchen with Washing machine & Tumble Dryer\* Two Double Bedrooms one with en suite Shower Room\* Rear Lobby with door out to external stairs to Garden\* One Parking Space\*

## Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso Service Station head in a northerly direction on to Manor Road which then becomes Berrow Road. Continue along Berrow Road past the inland lighthouse on your left hand side and into the village of Berrow. Continue on following the same road around the sharp left and sharp right hand bend with the Berrow Church on your left hand side. Proceed along this stretch of the Coast Road and as you pass John Fowler holiday park, and Tides Reach bungalow the property is next door. There is also a bus stop on the opposite side of the road.

## NB

Non Smokers Only

\*Over 50's \*

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

## Holding Deposit

£230.00

## Deposit

£1150.00

## 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](https://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](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

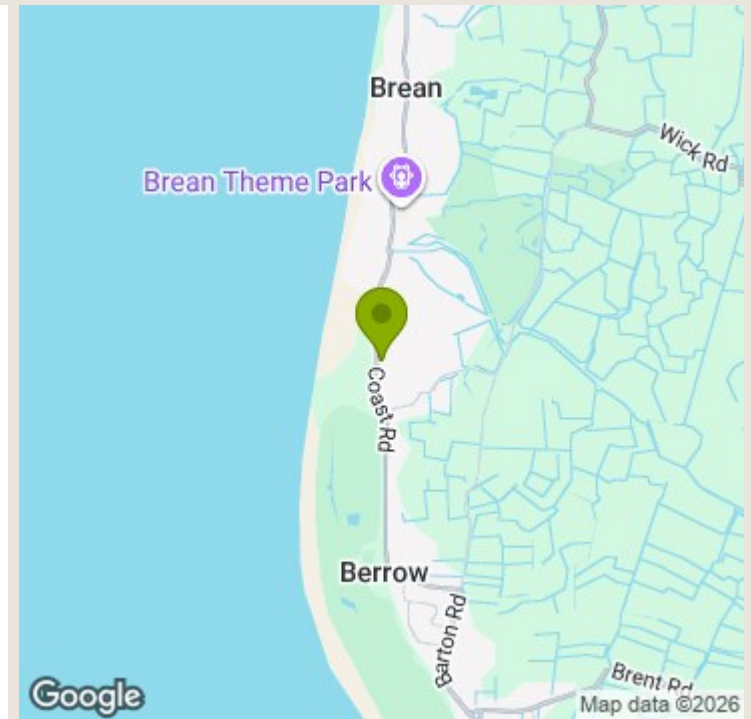
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

## 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.

