



BF 56 Esplanade

Burnham-On-Sea, TA8 2AG

£575 PCM



# PROPERTY DESCRIPTION

Entrance Lobby\* Lounge/Bedroom\* Spacious Kitchen\* Rear Lobby with access to rear\* Shower Room\* Toilet\* Rear Yard with Shed\* UPVC Double Glazing\*

Deposit: £660

Furnishings: Unfurnished



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(69-80) C			
(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: B

# PROPERTY DESCRIPTION

## Property Location:

The property is close to the town centre of Burnham-on-Sea. Amenities available close by include the championship golf course, tennis club, bowls club, doctors surgery, library and cinema. Within a short level walk of the town centre with its choice of supermarkets and good variety of other High Street shops. The M5 Junction 22 Edithmead is a two and a half miles drive and gives excellent access to the other major surrounding towns.

## Accommodation:

Entrance Lobby\* Lounge/Bedroom\* Spacious Kitchen\* Rear Lobby with access to rear\* Shower Room\* Toilet\* Rear Yard with Shed\* UPVC Double Glazing\*

\*\*AWAITING REPLACEMENT OF LOUNGE CARPET\*\*

## Directions:

From the M5 Motorway Junction 22 at Edithmead, proceed across the first two roundabouts. At the mini roundabout by the Esso Garage, turn right onto Manor Road. Proceed along Manor Road turning second left into Sea View Road. Proceed down Sea View Road where the property will be found on the left hand side.

## NB:

Non-Smokers

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

## Holding Deposit:

£130.00

## Deposit:

£660.00

## Material Information:

\*Mains electric, gas and water at the property

\*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:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

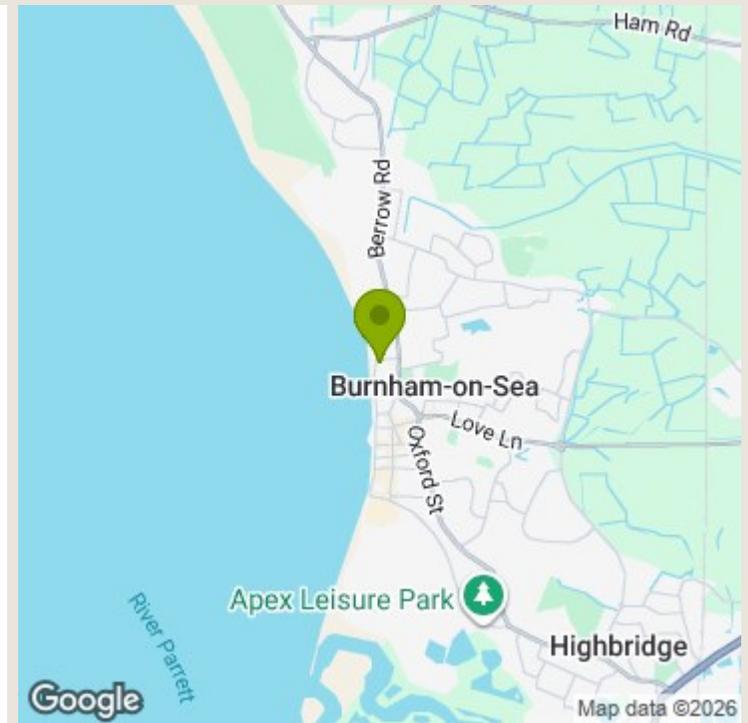
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## 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.

