



Apartment 3, Rose Cottage Farm Edithmead

Highbridge, TA9 4HE

£1,000 PCM



# PROPERTY DESCRIPTION

A brand new immaculate one bedroom spacious apartment with light and airy accommodation. Situated within a secure gated community, with parking.

One large Bedroom \* Kitchen/Living area \*Bathroom with shower cubical and bath  
\*Doors to rear outside space \*UPVC double glazing \*Parking

Deposit: £1,150

Furnishings: Unfurnished

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

## Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating:



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## Property Location:

This newly built apartment is close to the popular village of Brent Knoll tennis club, school and local pub. The towns of Burnham on Sea, Highbridge and Weston Super Mare all being easily accessible. The M5 junction 22 at Edithmead gives excellent access to Bristol, Taunton, Exeter and the M4 corridor. There is a mainline railway link at Highbridge, and Bristol International Airport is some 40 minutes' drive.

## Accommodation:

One large Bedroom \* Kitchen/Living area \*Bathroom with shower cubical and bath \*Doors to rear outside space \*UPVC double glazing \*Parking

## Directions:

From junction 22 Burnham-on-Sea on the M5 Motorway, take the 1st exit on the roundabout heading towards Highbridge. Turn left at the turning for Burnham Moor Lane. The gateway is situated around 250 yards on the left hand side.

## NB:

Non Smokers Only

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

## Holding Deposit:

£230.00

## Deposit:

£1150.00

## Material Information:

\*Mains electric and water at the property

\*No flooding in the last 5 years

\*Council Tax Band - A

[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:

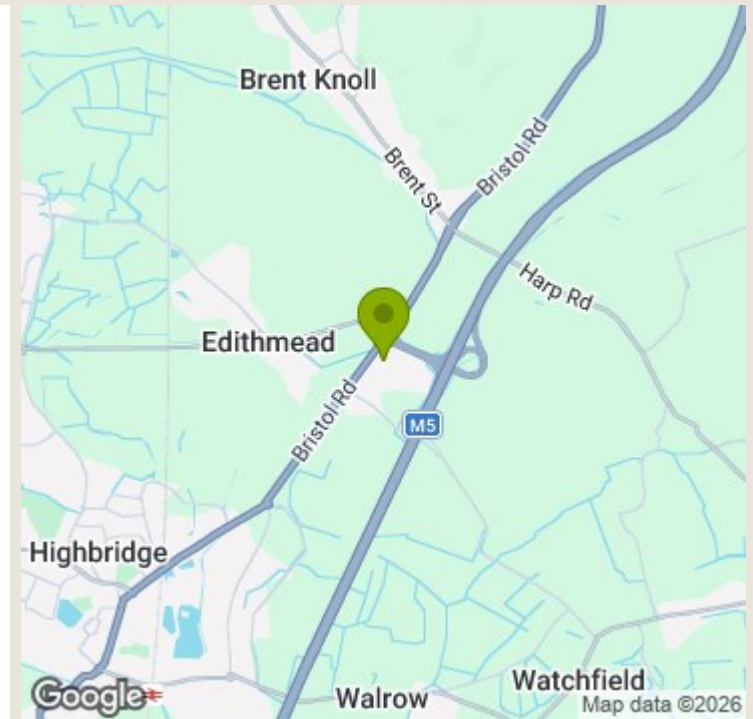
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

[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.

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.

