



30 Thorndike Way
Burnham-On-Sea, TA8 1QR
£1,400 Per Month



PROPERTY DESCRIPTION

A modern three bedroom house with enclosed rear garden, garage and parking for three vehicles, in a favoured area of the seaside Town of Burnham-on-Sea.

Entrance Hall* Lounge * Kitchen/Diner with door to garden* Downstairs Cloakroom*
Three Bedrooms* Master with Ensuite Shower Room* Third Bedroom/Office - Single
Bed with built in Cupboard* Family Bathroom - No Shower* UPVC Double Glazing*
Enclosed Rear Garden* Gas Central Heating* Garage and Parking for 3x Vehicles*

Deposit: £1,615

Furnishings: Not specified

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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: C

Tenure:

EPC Rating: C



PROPERTY DESCRIPTION

Property Location:

The property is approximately three quarters of a mile from the town centre of Burnham on Sea and within easy level walking distance of Tesco supermarket. Local schools are also within easy reach and there is a mainline railway link at Highbridge within one and a half miles. The M5 Junction 22 at Edithmead is two miles drive giving easy access to Bristol, Taunton, Exeter & the M4 corridor.

Accommodation:

Entrance Hall* Lounge * Kitchen/Diner with door to garden* Downstairs Cloakroom* Three Bedrooms* Master with Ensuite Shower Room* Third Bedroom/Office - Single Bed with built in Cupboard* Family Bathroom - No Shower* UPVC Double Glazing* Enclosed Rear Garden* Gas Central Heating* Garage and Parking for 3x Vehicles*

Directions:

From the roundabout at Love Lane and Oxford Street proceed out in an easterly direction along Love Lane towards the M5 junction 22. At the roundabout beside Tesco Supermarket take a right turn on to the Frank Foley Parkway. Take the second turning right off of Frank Foley Parkway in to Ben Travers Way and then first left into Thorndike Way. Follow the road around to the left and you will see the Rosewood Farm development in front of you. Number 34 is in a cul de sac off on your right hand side.

NB:

Non Smokers Only

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

Holding Deposit:

£320.00

Deposit:

£1615.00

Material Information:

Mains electric, gas and water at the property

*Water meter

Council Tax Band - B

*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:

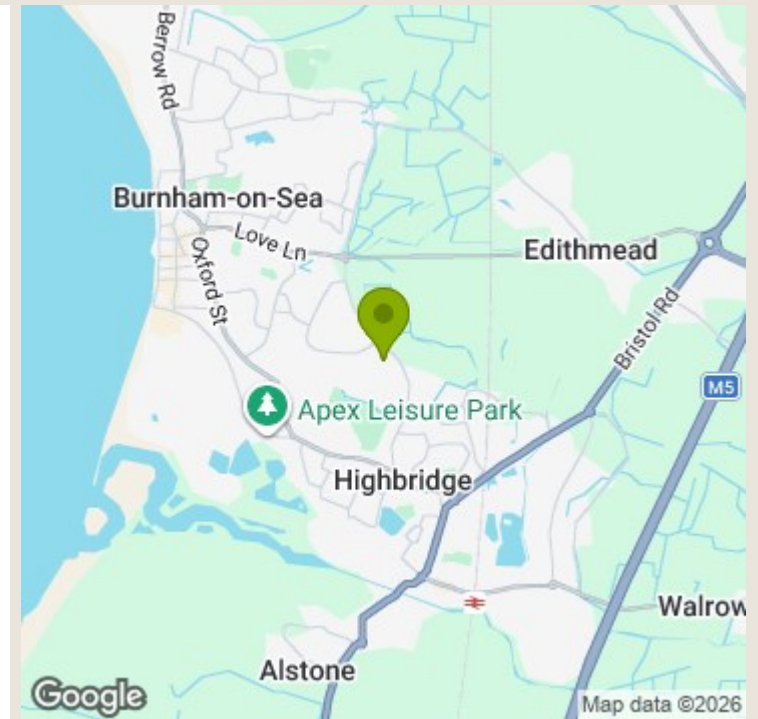
checker.ofcom.org.uk/en-gb/broadband-coverage

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.

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.

