



47 Kent Avenue

Weston-Super-Mare, BS24 7FL

£1,600 Per Month



PROPERTY DESCRIPTION

A Refurbished three Bedroom End Terrace House with new Carpets and Flooring in a Corner Plot with Enclosed Gardens, Garage and Parking for two Vehicles. UPVC Double Glazing and Gas Central Heating.

*Small Enclosed Front Garden *Hallway *Study *Cloakroom *Kitchen/Diner with built in Oven/Hob and Extractor Fan with Patio Doors leading out to Garden *Lounge with dual aspect, feature Fireplace and further Patio Doors leading to Garden *Stairs up to spacious Landing *Main Bedroom with built in Wardrobe and Ensuite Shower Room *Family Bathroom with white suite *2nd Bedroom with built in Wardrobe *3rd Bedroom * Garage and Parking for 2x Vehicles *UPVC Double Glazing *Gas Central Heating

Deposit: £1,845

Furnishings: Not specified

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Local Authority

North Somerset Council Council Tax Band: C

Tenure:

EPC Rating: C



PROPERTY DESCRIPTION

Property Location:

From M5 Junction 21, take the 1st Exit along Somerset Avenue. At the roundabout turn left onto Churchland Way, then 2nd Left at Kent Avenue. Travel around the bend where the property can be found on the left hand side.

Accommodation:

*Small Enclosed Front Garden *Hallway *Study *Cloakroom *Kitchen/Diner with built in Oven/Hob and Extractor Fan with Patio Doors leading out to Garden *Lounge with dual aspect, feature Fireplace and further Patio Doors leading to Garden *Stairs up to spacious Landing *Main Bedroom with built in Wardrobe and Ensuite Shower Room *Family Bathroom with white suite *2nd Bedroom with built in Wardrobe *3rd Bedroom * Garage and Parking for 2x Vehicles *UPVC Double Glazing *Gas Central Heating

Directions:

From the M5 at Junction 21 take the exit to Weston-super-Mare onto Somerset Avenue, at the roundabout take the 1st left onto Churchland Way. Take the 2nd turning on the right onto Kent Avenue, following the road around the corner the property can be found on the left hand side.

NB:

Non-Smokers Only

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

Holding Deposit:

£365.00

Deposit:

£1845.00

Material Information:

Mains electric, gas and water at the property

*Water meter

*Council Tax Band - C

*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

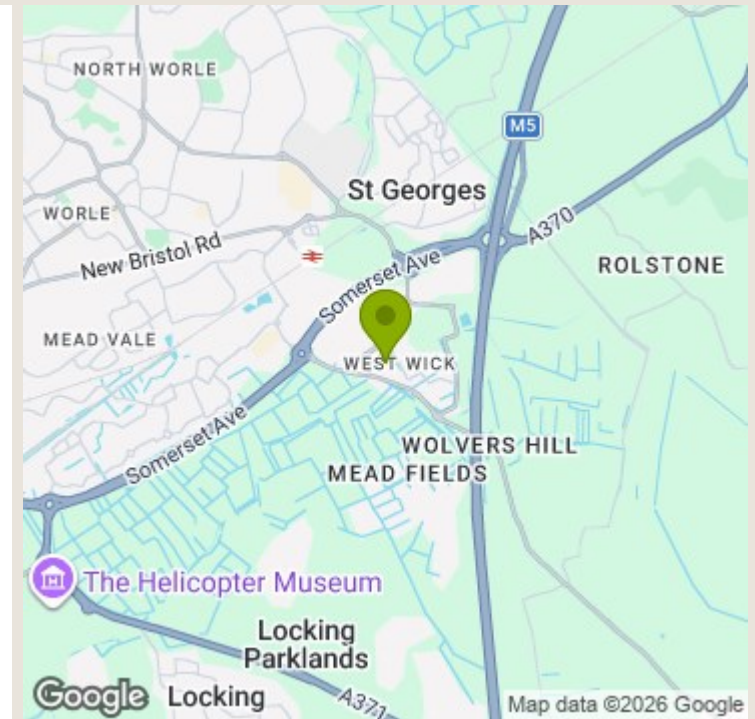
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

