



30 Quantock Court South Esplanade

Burnham-On-Sea, TA8 1DL

£950 PCM



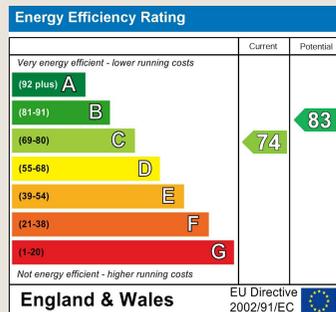
# PROPERTY DESCRIPTION

A Spacious Two Bedroom First Floor Flat with balcony and magnificent views across the Bristol Channel.

Entrance Hall\* Large L. Shaped Lounge/Diner\* Fitted Kitchen\* Two Double Bedrooms, main bedroom has built in wardrobes\* Bathroom with Separate Shower Cubicle\* Electric Heating\* UPVC Double Glazing\* Balcony to the Front\* Tandem Garage\* No other allocated parking\*

Deposit: £1,095

Furnishings: Unfurnished



## Local Authority

Somerset Council Council Tax Band: C

Tenure:

EPC Rating: C



# PROPERTY DESCRIPTION

## Property Location:

The property is located at the end of the sea front alongside Burnham-on-Sea beach towards the yacht club. Other amenities available close by include the championship golf course, tennis club, bowls club, doctors surgery, library and cinema. The town centre with its choice of supermarkets and good variety of other High Street shops is a short walk away. The M5 junction 22 at Edithmead is two and a half miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor.

## Accommodation:

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## Directions:

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a southerly direction along Oxford Street taking the second turning on your right into College Street. Proceed across the High Street and continue onto the sea front turning left. Head south along the Esplanade and Quantock Court will be seen beyond B & M's car park on the inland side.

## NB:

No Pets

Non-Smokers Only

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

## Holding Deposit:

£215.00

## Deposit:

£1095.00

## Material Information:

\*Mains electric 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>

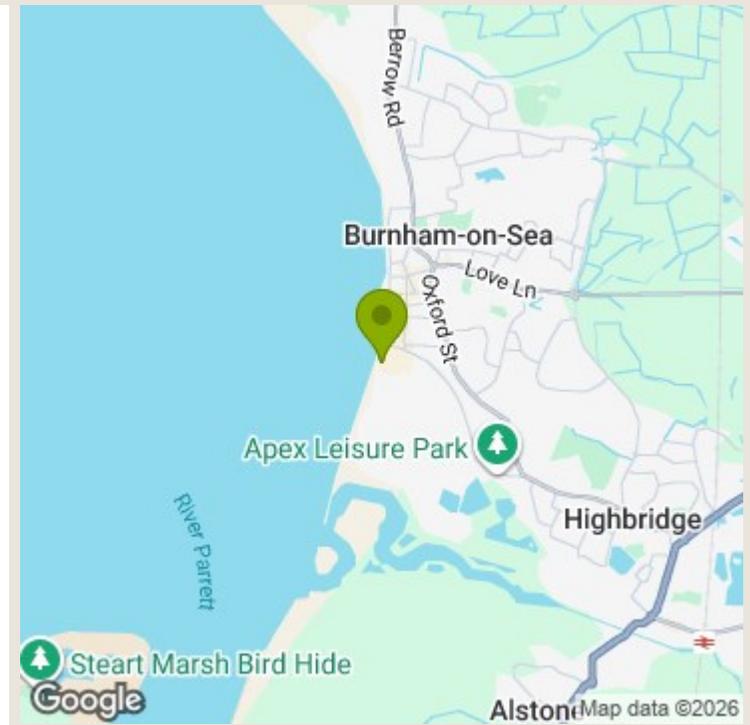
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## 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.

