



Apartment 5, Rose Cottage Farm Edithmead

Highbridge, TA9 4HE

£1,200 PCM



# PROPERTY DESCRIPTION

A brand new immaculate two bedroom spacious apartment, with light and airy accommodation. Situated within a secure gated community, with parking. In a favoured location near the town of Burnham-on-Sea.

This newly built apartment comprises of:

Spacious Living/Kitchen area, with built in Fridge Freezer & Washing Machine

\*Spacious Shower room\* Two Bedrooms Large windows on to a front courtyard \*UPVC

Double Glazing \*Electric Heating \*Parking

Deposit: £1,380

Furnishings: Unfurnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Local Authority

Council Tax Band:

Tenure:

EPC Rating: D



# PROPERTY DESCRIPTION

## 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:

Spacious Living/Kitchen area, with built in Fridge Freezer & Washing Machine  
\*Spacious Shower room \* Two Bedrooms Large windows on to a front courtyard \*  
UPVC Double Glazing \*Electric Heating \*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:

Mature Applicants

Non Smokers Only

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

## Holding Deposit:

£275.00

## Deposit:

£1380.00

## Material Information:

\*Mains electric and water at the property

\*No flooding in the last 5 years

[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)

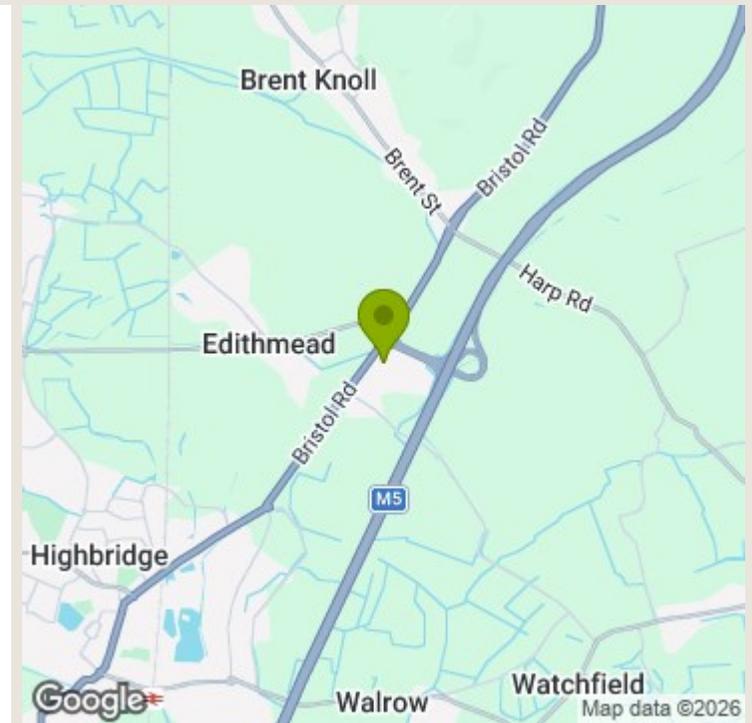
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

## 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. 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.

