



121 Stoddens Road
Burnham-On-Sea, TA8 2DD
£925 PCM



PROPERTY DESCRIPTION

A Two Bedroom First Floor Apartment with Gas Fired Central Heating, Double Glazing & Allocated Parking Space. Re-decorated and New Flooring throughout.

Hallway* Bathroom* Kitchen with built in Oven/Hob/Extractor Fan* Two Bedrooms
Main Bedroom with built in double Wardrobe 2nd with built in Cupboard* Lounge
with Vaulted Ceiling* Allocated Parking Space* Double Glazing* Gas Central
Heating*

Deposit: £1,065

Furnishings: Unfurnished

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	76
(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: B

Tenure:

EPC Rating: D



PROPERTY DESCRIPTION

Property Location

Situated in an extremely sought after part of the town of Burnham on Sea and being approximately one mile from the town centre. Convenient to most leisure amenities including the championship golf course at Burnham and Berrow, tennis club, bowls club and cricket and rugby grounds. The M5 junction 22 at Edithmead is two miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor.

Accommodation

Hallway* Bathroom* Kitchen with built in Oven/Hob/Extractor Fan* Two Bedrooms Main Bedroom with built in double Wardrobe 2nd with built in Cupboard* Lounge with Vaulted Ceiling* Allocated Parking Space* Double Glazing* Gas Central Heating*

Directions

Proceed north out of Burnham on Sea along the Berrow Road and in approximately half a mile just before the inland lighthouse take a right turn into Stoddens Road. Continue along Stoddens Road for a third of a mile and the block of flats will be seen on the left hand side opposite the turning into Stoneleigh Close.

NB:

Non Smokers Only

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

Deposit:

£1065.00

Holding Deposit:

£210.00

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

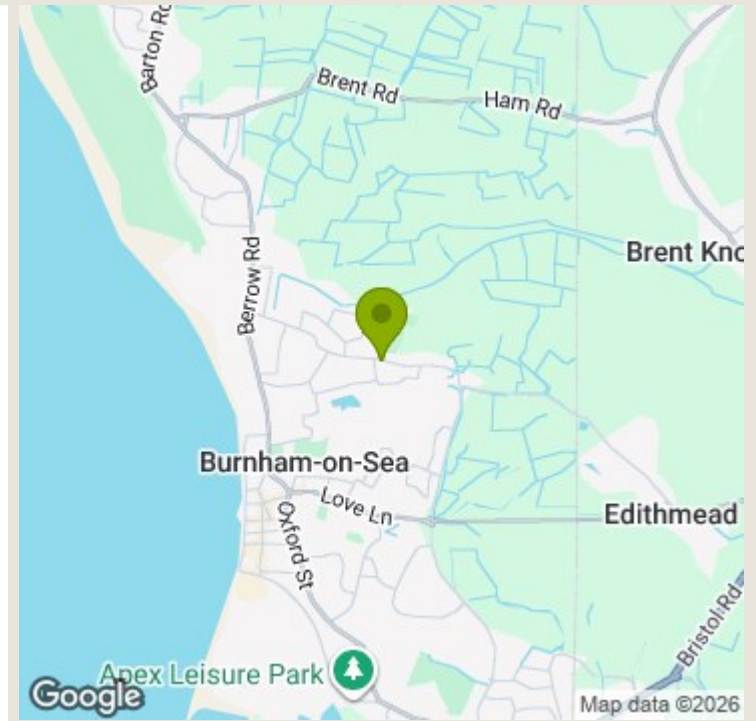
checker.ofcom.org.uk/en-gb/mobile-coverage

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. 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.

