



25 Exeter Close

Somerset, TA8 1JF

£1,350 PCM



PROPERTY DESCRIPTION

A three Bedroom Link Detached House with UPVC double glazing and Gas Central Heating.

Cloakroom* Lounge* Kitchen/Diner with Built in Electric Oven* Master Bedroom with Fitted Wardrobes and En suite Shower Room* Two Further Bedrooms* Rear Garden* Gas Central Heating* UPVC Double Glazing*

Deposit: £1,555

Furnishings: Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(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: D

Tenure:

EPC Rating: D



PROPERTY DESCRIPTION

Description

Situated within a short level walk of the town centre of Burnham-on-Sea and just over two and a quarter miles drive from the M5 junction 22 at Edithmead giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. Exeter Close is a short residential cul-de-sac of other similar properties and as well as being within walking distance of the town centre there are close by local schools and leisure amenities within easy reach include gymnasium, indoor swim and sports academy, bowls club, tennis club, library and cinema. There is the mainline railway link at Highbridge two and a half miles and the doctors surgery is within a short walk.

Accommodation:

Cloakroom* Lounge* Kitchen/Diner with Built in Electric Oven* Master Bedroom with Fitted Wardrobes and En suite Shower Room* Two Further Bedrooms* Rear Garden* Gas Central Heating* UPVC Double Glazing*

Directions:

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed out along Love Lane towards the M5 junction 22 and take the second turning left into St Peters Road. At the end of St Peters Road bear right into Winchester Road. Follow the road around the left hand bend and continue on taking the second turning right into Exeter Close. Bear left and No. 25 will be seen in the right hand corner.

NB:

Non Smokers Only

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

Holding Deposit:

£310.00

Deposit:

£1555.00

Material Information:

*Mains electric, gas and water at the property

*Water meter

* Council Tax Band - D

*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

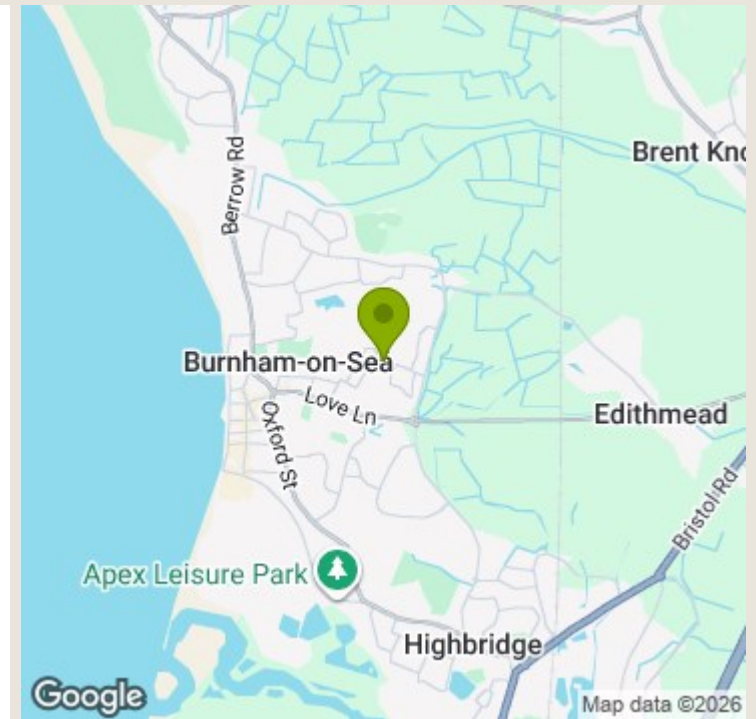
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

