



Flat 1 3 Esplanade
Burnham-On-Sea, TA8 1BB
£685 Per Month



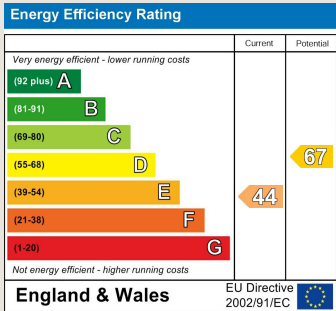
PROPERTY DESCRIPTION

A One Bedroom First Floor Self Contained Flat with Double Glazing and Electric Heating Situated near the Sea Front of the Coastal Town of Burnham-on-Sea.

First Floor Flat* Entrance Hall* Lounge* Bedroom* Shower Room* Kitchen/Diner*

Deposit: £790

Furnishings: Unfurnished



Local Authority
Somerset Council Council Tax Band: A
Tenure:
EPC Rating: E



PROPERTY DESCRIPTION

Property Location:

The property is located near to the jetty on the Esplanade of Burnham on Sea being within 50 yards of the sandy beach stretching to Brean Down. The town centre of Burnham on Sea is within a minutes walk with a post office, restaurants, cafes and pubs. Leisure amenities close by include the Indoor Swim & Sports Academy, bowls club, tennis club and the championship golf links at Burnham & Berrow. The M5 Junction 22 at Edithmead is approximately two and a half miles drive giving easy access to Bristol, Taunton, Exeter & the M4 corridor.

Accommodation:

First Floor Flat* Entrance Hall* Lounge* Bedroom* Shower Room* Kitchen/Diner*

Directions:

From our office proceed south along the High street, taking the fourth turning on the right turn into South Street towards the Esplanade. The property is situated on the left hand side at the top of the road.

NB:

Non-Smokers Only

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

Holding Deposit:

£155.00

Deposit:

£775.00

Material Information:

*Mains electric, and water at the property

*Water included in the rent

*Electric billed by Landlord

*Council Tax Band - A

*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:

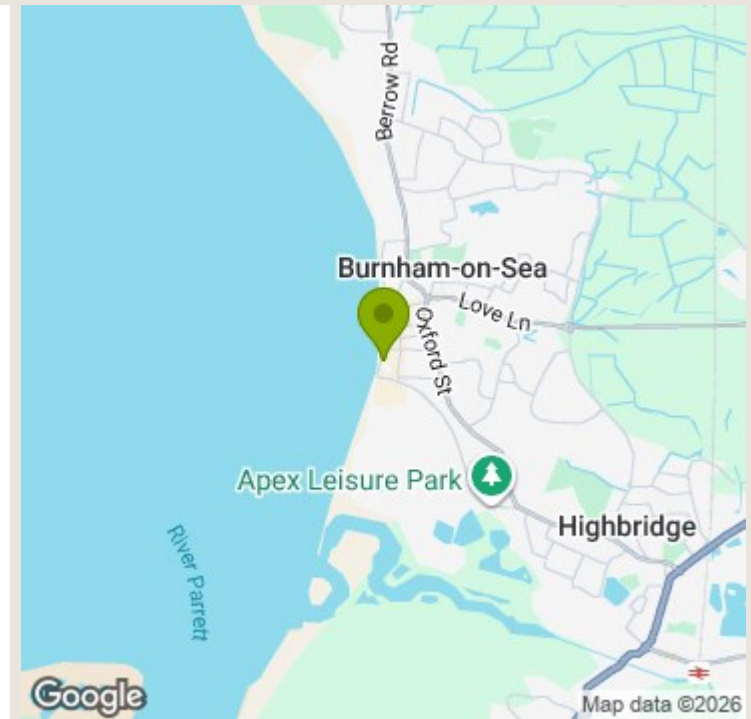
checker.ofcom.org.uk/en-gb/broadband-coverage

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.

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.

