



Flat 1 1 College Street

Burnham-On-Sea, TA8 1AR

£650 PCM



PROPERTY DESCRIPTION

A one bedroom first floor flat located just off the main high street of Burnham-on-Sea.

External staircase leading to the Communal Front Door* Communal Entrance*
Communal Washing Machine & Tumble Dryer* Entrance to Flat* Entrance Hall with
Storage Area* Bathroom with Shower over Bath* Lounge with Dual Aspect*
Bedroom with cupboard recess* Kitchen with built in Hob & Oven* UPVC Double
Glazing* Electric Heating* No Parking*

Deposit: £750

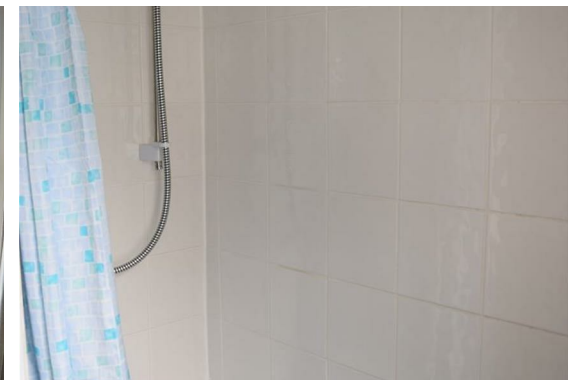
Furnishings: Unfurnished

Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating:



PROPERTY DESCRIPTION

Property Location:

The property is within walking distance to most of the town's amenities, including the post office, cinema & swimming pool. The M5 Junction 22 at Edithmead is two & a half miles drive giving excellent access to Bristol, Taunton, Exeter & the M4 corridor.

Accommodation:

External staircase leading to the Communal Front Door* Communal Entrance* Communal Washing Machine & Tumble Dryer* Entrance to Flat* Entrance Hall with Storage Area* Bathroom with Shower over Bath* Lounge with Dual Aspect* Bedroom with cupboard recess* Kitchen with built in Hob & Oven* UPVC Double Glazing* Electric Heating* No Parking*

Directions:

From our office take a left onto College Street and turn left heading towards the Sea Front. Take a left onto John Street. There is a wrought iron gate on the right behind the Cottage Cafe which leads to the external staircase which leads to the communal entrance of the property.

NB:

No Pets
Non-Smokers Only

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

Holding Deposit:

£150.00

Deposit:

£750.00

Material Information:

- *Mains electric and water at the property
- *No water meter
- *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:

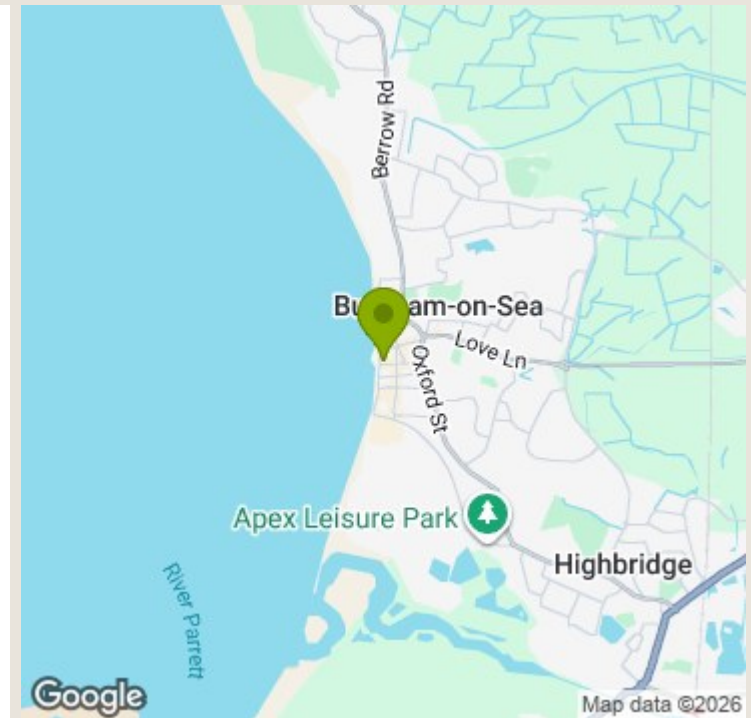
checker.ofcom.org.uk/en-gb/broadband-coverage

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.

