



Flat 3 Westfields Westfield Road

Burnham-On-Sea, TA8 2AF

£875 PCM



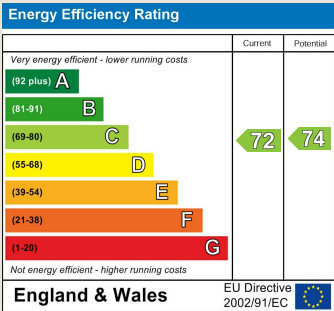
PROPERTY DESCRIPTION

A Purpose Built Two Bedroom Ground Floor Flat with Allocated Parking Space. UPVC Double Glazing and Gas Central Heating. In a favoured location in the town of Burnham-on-Sea.

Entrance Hall* Lounge* Fully Fitted Kitchen with Built in Appliances* Two Bedrooms* Bathroom With Bath & Shower Cubicle* Allocated Store & Bin Area* Communal Gardens* Allocated Parking Space* Gas Fired Central Heating* UPVC Double Glazing*

Deposit: £1,005

Furnishings: Not specified



Local Authority

Somerset Council Council Tax Band: B

Tenure:

EPC Rating: C



PROPERTY DESCRIPTION

Property Location:

This purpose built flat is presented in immaculate condition with fully equipped kitchen, tastefully appointed bathroom & decorations to a high standard. One of four flats situated in two detached buildings in a much-favoured residential part of the town of Burnham On Sea which is within a short stroll of most amenities including the busy Town Centre. Also close by is a choice of supermarkets, cinema library & doctors' surgery. The M5 junction 22 at Edithmead is within two and a quarter miles drive giving excellent access to Bristol, Taunton, Exeter & the M4 corridor.

Accommodation:

Entrance Hall* Lounge* Fully Fitted Kitchen with Built in Appliances* Two Bedrooms* Bathroom With Bath & Shower Cubicle* Allocated Store & Bin Area* Communal Gardens* Allocated Parking Space* Gas Fired Central Heating* UPVC Double Glazing*

Directions:

From the roundabout at the junction of Love Lane & Oxford Street proceed north onto the Berrow Road passing the Swim & Sports Academy on your left-hand side then turning immediately right into Westfield Road. At the sharp left-hand bend continue straight on down into Westfield Road and towards the end on the left-hand side you will see a sign for Newcombe Harbour. Turn in left and the parking to the flat will be seen on your left.

NB:

Over 50's

No Pets as Communal Gardens

Non-Smokers Only

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

Holding Deposit:

£200.00

Deposit:

£1005.00

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:

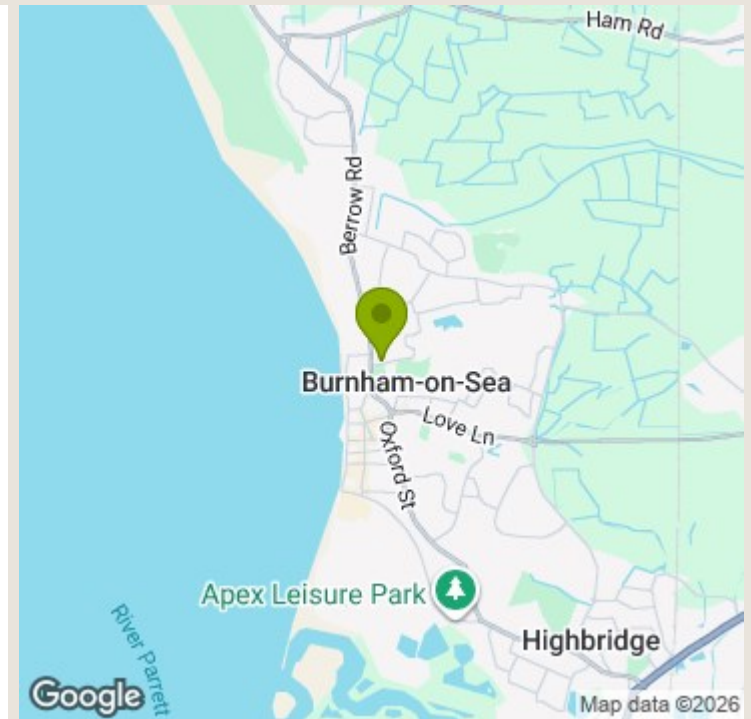
checker.ofcom.org.uk/en-gb/broadband-coverage

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.

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.

