



Knightstone Court Highbridge Road

Burnham-on-Sea, TA8 1LL

£950 PCM



# PROPERTY DESCRIPTION

Two Bedroom First Floor Flat with UPVC Double Glazing and Night Storage Heating and Parking.

Entrance Lobby\* Stairs to first floor\* Hallway with Intercom\* 2x Bedrooms - 1x Double with built in Wardrobe, 1x Single\* Spacious Lounge with feature Fireplace and two large windows\* Kitchen with freestanding Cooker and space for Washing Machine and Fridge/Freezer\* Bathroom with Shower over Bath\* Outside store and drying area\* 1x Parking Space in Communal Parking Area\*

Deposit: £1,095

Furnishings: Unfurnished



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating:

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## Property Location:

The property is located approximately half a mile from the town centre of Burnham-on-Sea and within easy walking distance of the promenade and sea front. Here there are several cafes, restaurants, pubs and local shops. The main railway link can be found in Highbridge one and a half miles away. The M5 Junction 22 at Edithmead is a little over 2 mile drive, giving easy access to Bristol, Taunton, Exeter and the M4 corridor.

## Accommodation:

Entrance Lobby\* Stairs to first floor\* Hallway with Intercom\* 2x Bedrooms - 1x Double with built in Wardrobe, 1x Single\* Spacious Lounge with feature Fireplace and two large windows\* Kitchen with freestanding Cooker and space for Washing Machine and Fridge/Freezer\* Bathroom with Shower over Bath\* Outside store and drying area\* 1x Parking Space in Communal Parking Area\*

## Directions:

From the roundabout at the end of Love Lane take the first left hand turning onto Oxford Street. Continue for approximately half a mile. The property can be found on the right hand side. The Lighthouse Pub is just ahead of this flat.

## NB:

No Pets

Non-Smokers Only

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

## Holding Deposit:

£215.00

## Deposit:

£1095.00

## Material Information:

\*Mains electric and water at the property

\*Water meter

\*No flooding in the last 5 years

[flood-map-for-planning.service.gov.uk/location](https://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](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://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](mailto: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.

