



Berrow Road

Burnham-On-Sea, TA8 2JQ

£1,600 Per Month



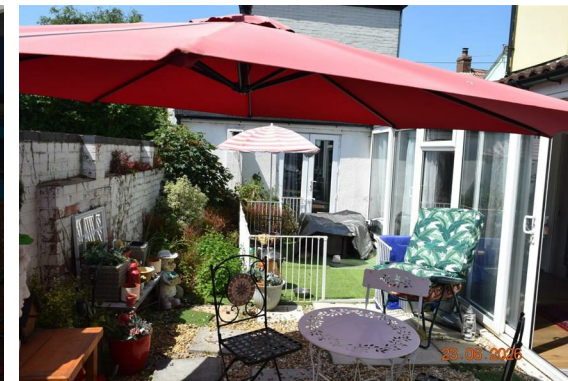
# PROPERTY DESCRIPTION

A Versatile Spacious Four Bedroom Cottage with Enclosed Courtyard. UPVC Double Glazing and Gas Central Heating with Parking for Two Vehicles in the favoured area of Berrow, Burnham-on-Sea.

Entrance Hall\* Downstairs Bathroom\* Kitchen with Built in Oven/Hob\* Hallway through to downstairs Bedroom and Bathroom\* Lounge with Feature Fireplace\* Dining Area leading to a Further Bedroom\* Additional Reception Room\* Outside enclosed Courtyard\* Upstairs Two Further Bedrooms Main Bedroom with Storage/Office Area and Feature Fireplace\* Bathroom\* UPVC Double Glazing\* Gas Central Heating\* Parking for Two Vehicles\*

Deposit: £1,845

Furnishings: Unfurnished



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(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

## Property Location:

## Accommodation:

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## Directions:

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Berrow Road into the village of Berrow. The property will be found past the Post Office turn left down a small lane and the property can be found on the right hand side.

## NB:

Non-Smokers Only

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

## Holding Deposit:

£365.00

## Deposit:

£1845.00

## Material Information:

\*Mains electric, gas and water at the property.

\*Council Tax Band - D

\*No flooding in the last 5 years

<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:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

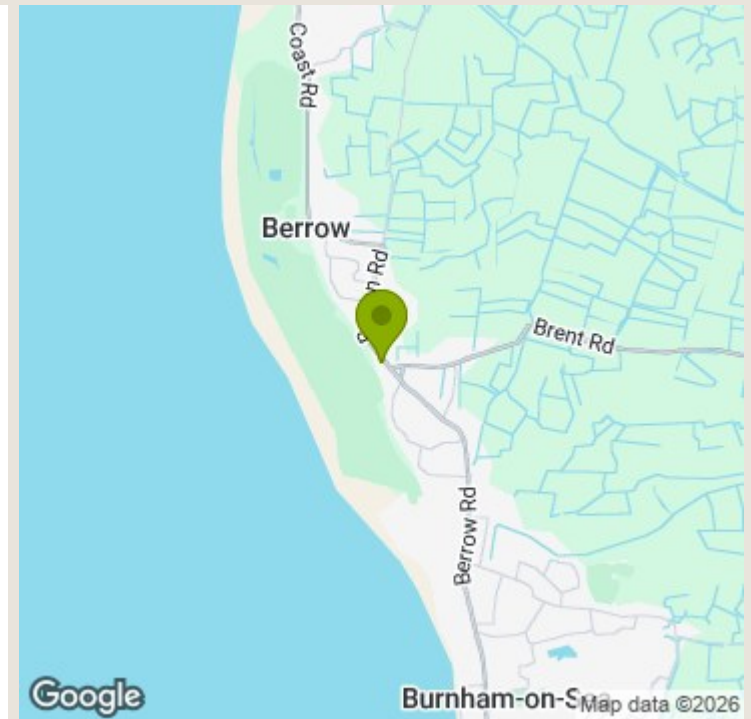
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## 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.

