



2A Shelley Drive
Burnham-On-Sea, TA8 2QF
£1,000 PCM



PROPERTY DESCRIPTION

Entrance hall* Lounge* Kitchen* Conservatory* Two double bedrooms* Wet room*
 Gas central heating* UPVC double glazing* Garage and Gardens front and rear of the property.

Deposit: £1,150

Furnishings: Unfurnished



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Local Authority

Somerset Council Council Tax Band: B

Tenure:

EPC Rating: D

PROPERTY DESCRIPTION

Property Location:

The property is located approximately half a mile outside the main town centre of Burnham-on-Sea. Local schools are also within easy reach and there is a mainline railway link at Highbridge two miles away. The M5 Junction 22 at Edithmead is within easy reach by car for access to Bristol, Taunton, Exeter and the M4 corridor.

Accommodation:

Entrance hall* Lounge* Kitchen* Conservatory* Two double bedrooms* Wet room* Gas central heating* UPVC double glazing* Garage and Gardens front and rear of the property.

Directions:

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed north along Berrow Road passing the inland lighthouse on the left hand side. Take the second turning right into Shelley Drive.

NB:

Non-Smokers Only

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

Holding Deposit:

£230.00

Deposit:

£1150.00

Material Information

Mains electric, gas and water at the property

*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

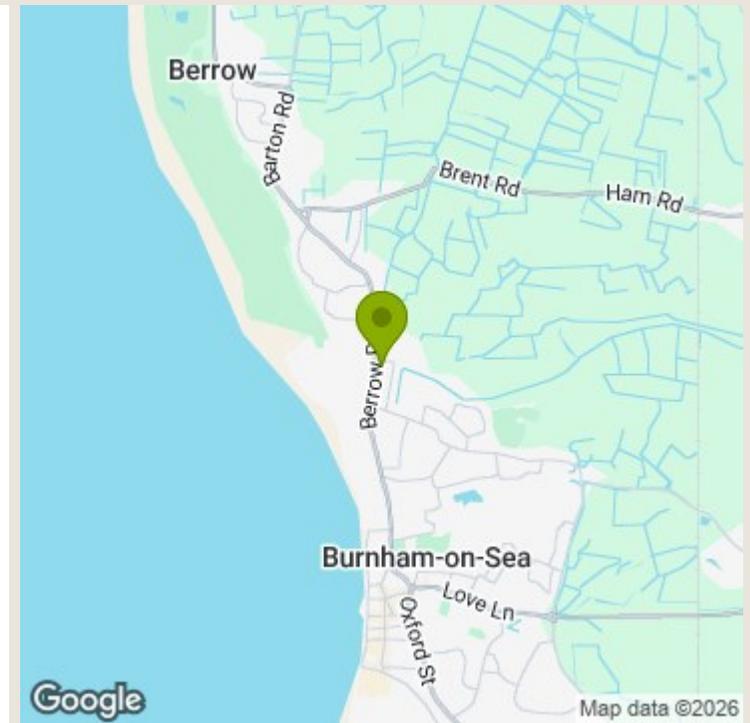
checker.ofcom.org.uk/en-gb/mobile-coverage

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. 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

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.

