



1a Naish Road

Burnham-on-Sea, TA8 2LE

£1,250 PCM



PROPERTY DESCRIPTION

A Two Bedroom Detached House with Gas Central Heating and UPVC Double Glazing

Entrance Hall* Cloakroom* Lounge* Kitchen/diner* Two Double Bedrooms*
 Bathroom* Gas central Heating* UPVC Double Glazing* Gardens* Vehicular
 hardstanding* Shed* Summerhouse*

Deposit: £1,440

Furnishings: Unfurnished



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(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: D

Tenure:

EPC Rating: C

PROPERTY DESCRIPTION

Property Location:

The property is situated off the Berrow Road near Burnham-on-Sea within easy walking distance to the Post Office, Medical Centre, Sea Front. The high street comprises of a bank, building society, and newsagents, and local shops. Pleasant walks nearby and Burnham Berrow Golf course via public footpath to beach. The M5 interchange at Edithmead is two and a half miles away and gives easy access Bridgwater, Taunton, and Exeter, north to Bristol, M4 and the Midlands. There is a local Bowls club, heated swimming pool and the BASC ground.

Accommodation:

Entrance Hall* Cloakroom* Lounge* Kitchen/Diner* Two Double Bedrooms* Bathroom* Gas Central Heating* UPVC Double Glazing* Gardens* Vehicular hardstanding* Shed* Summerhouse*

Directions

Proceed north from Burnham on Sea along the Berrow Road, heading towards Berrow and after approximately one and a quarter miles turn left onto Naish Road. The property is the first house on the left just by the entrance to the road and overlooks Berrow Road.

NB:

Not suitable for Dogs.

Non-Smokers only

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

Holding Deposit:

£285.00

Deposit:

£1440.00

Material Information:

*Mains electric, gas and water at the property

*Water meter

*Council Tax Band - C

*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

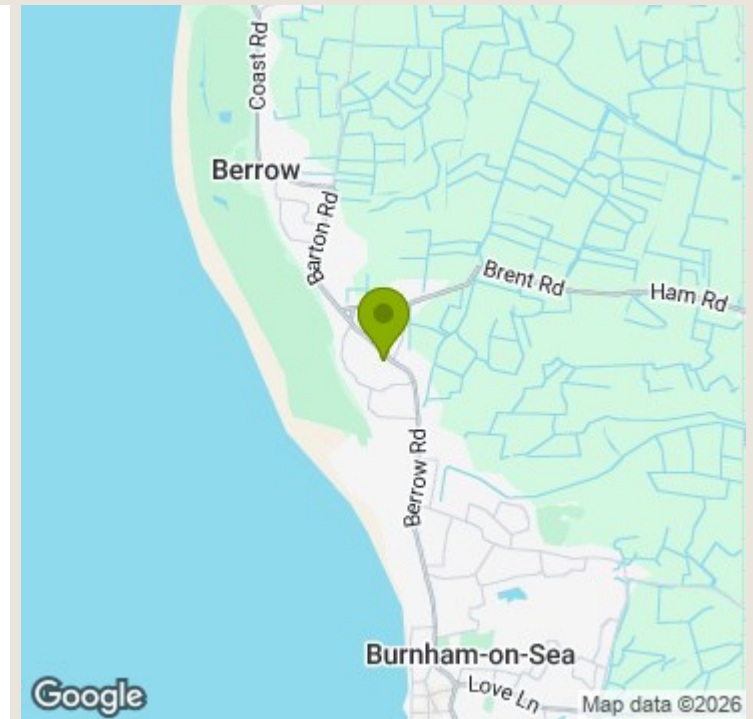
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

