



GFF 164 Burnham Road

Highbridge, TA9 3EH

£925 PCM

 **BERRYMAN'S**



# PROPERTY DESCRIPTION

A converted 2 bedroom ground floor flat with a good sized enclosed rear garden and garage. Situated in a convenient location close to local amenities.

- \*Communal entrance hall
- \*Entrance hall
- \*Lounge
- \*kitchen built in Hob and Oven
- \*Double bedroom
- \*Second bedroom with utility/dressing room off
- \*Shower room
- \*Gas central heating
- \*Upvc double glazed windows
- \*Enclosed garden to the rear
- \*Garage

Deposit: £1,065

Furnishings: Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(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: A

Tenure:

EPC Rating: D



# PROPERTY DESCRIPTION

## Property Description:

The property is located approximately 1 mile from the Town of Burnham-on-Sea, where cafes, pubs, restaurants and the cinemas are available. It is also within walking distance of Apex Park. There is a mainline railway link at Highbridge. The M5 Junction 22 at Edithmead is two miles drive, giving easy access to Bristol, Taunton, Exeter and the M4 corridor.

## Accomodation:

\*Communal entrance hall \*Entrance hall \*Lounge \*kitchen built in Hob and Oven \*Double bedroom \*Second bedroom with utility/dressing room off \*Shower room \* Gas central heating \*Upvc double glazed windows \*Enclosed garden to the rear \*Garage

## Directions:

From the roundabout to the junction on Love Lane and Oxford Street besides the Esso service station, proceed along Oxford Street which joins Highbridge Road, proceed to the roundabout to the junction with Marine Drive where the property will be found a little further along on the right hand side.

## NB:

Non-Smokers Only

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

## Holding Deposit:

£210.00

## Deposit:

£1065.00

## Material information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas central heating
- No Flooding in the last 5 years
- 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 buyers to use the

Ofcom checkers below:

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

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

## Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## 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.

