



A 2 Bedroom First Floor Flat 'To Let' in a sought after Block

- Deposit £1030
- Allocated parking for one vehicle
- Council Tax Band B
- Holding Deposit £205
- Desirable location near local amenities
- New flooring kitchen and bathroom
- First floor purpose-built flat
- Two bedrooms
- Newly Decorated and Carpeted

Flat 14 Churchlands Court, Myrtle Drive, Burnham-on-Sea TA8 2HB

A SPACIOUS 2 BEDROOM 1ST FLOOR RETIREMENT FLAT
WITHIN A PURPOSE BUILT BLOCK

DEPOSIT: £1030 Payable prior to occupation

ACCOMODATION: The property has been the subject of extensive modernising and improvement having been redecorated and carpeted whilst briefly comprising; Lounge, Newly fitted Kitchen, Newly fitted Bathroom and 2 Double Bedrooms. The property benefits from Electric Off Peak Heating, Double Glazing, communal grounds and allocated parking space.

OUTGOINGS: The tenants will be responsible for all outgoing. Somerset District Council Tax Band: 'B' - £1,905.64 2025/26

TENANCY: Initially a six Months assured shorthold tenancy.

TENANCY COSTS: Please refer to our website for our Tenant Fee Structure. Holding Deposit (£205 per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 days (or other Deadline for Agreement as mutually agreed in writing).

MATERIAL INFORMATION: The property has the benefit of Mains Electric, Water and Drainage.

For an indication of specific speeds and supply or coverage in the area, we recommend potentially interested Parties use:-

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

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

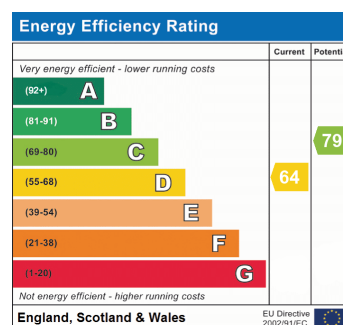
CONDITIONS: Income of over £26,850 per annum required. No smokers & No sharers.

AVAILABILITY - IMMEDIATELY

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Issue with Image: 10/12/20



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is 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 guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent. For further information about the Consumer Protection from Unfair Trading Regulations 2008 see <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>