



3 Bedroom Semi-Detached House

- 3 DOUBLE BEDROOMS
- BATH/SHOWER ROOM
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- DEPOSIT £1440
- MODERN KITCHEN
- INTEGRATED GARAGE
- HOLDING DEPOSIT £280

44 Winchester Road Burnham On Sea, Somerset TA8 1HY

A MODERNISED 3 BEDROOM SEMI-DETACHED HOUSE
WITH GAS CENTRAL HEATING, GARAGE &
DRIVEWAY, FRONT & REAR GARDENS.

DEPOSIT: £1,440 Payable prior to occupation

ACCOMMODATION: Superbly appointed accommodation briefly comprising Entrance Vestibule, Lounge/Diner with understairs cupboard, Modern Kitchen with Door to Rear Garden, Stairs & Landing, 3 Double Bedrooms and Bathroom. The property has the advantage of Gas Central Heating, Double Glazing, 2 Vehicle Driveway.

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 (£270 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, Gas, Water and Drainage.

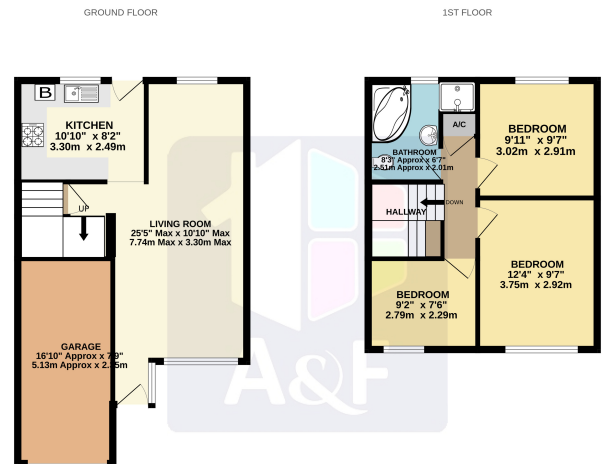
For an indication of specific speeds and supply or coverage in the area, we recommend potentially Interested Parties use:-

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

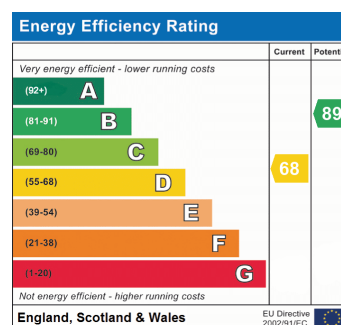
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS: Income of over £36,000 per annum required. No smokers & No sharers.

AVAILABILITY - Mid/Late June



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of space, volume, mass and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any property purchase. The accuracy of the measurements shown here is not guaranteed. Made with Floorplan 2020



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>