



# 60 Oxford Street Burnham-On-Sea, Somerset TA8 1EW

## DEPOSIT:

£1380 Payable prior to occupation.

## ACCOMMODATION:

The very spacious and versatile accommodation has been thoroughly modernised in the recent past and briefly comprises; Entrance Vestibule, Hallway, Lounge, Dining Room/Bedroom, Kitchen, Downstairs W.C, Stairs to 1st Floor Landing, 2 Double Bedrooms and family Bathroom, Stairs to 2nd Floor landing, further Double Bedroom. The property benefits from Double Glazing, Gas Central Heating, Garden at the side, small courtyard garden area at the front and driveway parking spaces for 2 vehicles.

## OUTGOINGS:

The tenants will be responsible for all outgoing. Somerset (Sedgemoor District) Council Tax Band 'B' £1,750.37 - 2024/25

## TENANCY:

Initially a 6 months Assured Shorthold Tenancy.

## TENANT 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 Gas, Electric, Water and Drainage.

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

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

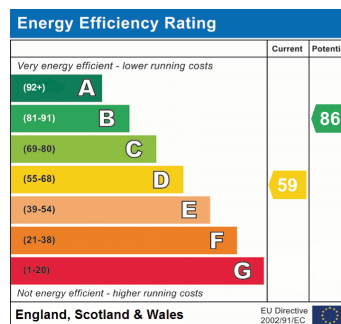
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## CONDITIONS:

Income of £36,000 minimum required. No sharers and Non Smokers

## AVAILABILITY:

IMMEDIATELY



## 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>