

TO LET

£995 pcm



# Lynton House 7B, Madeira Road, Weston Super Mare, BS23 2FB

£995 pcm

- 2 Bedrooms
- Brand New
- Spacious Open Plan Kitchen/Living Room
- 1st Floor
- Secure Entry System
- Water Bills Included
- Available from the 1st of April
- Unfurnished

Newton King

Newton King  
53, East Street, Taunton, TA1 3NA

01823 259753  
taunton@newtonking.co.uk



## PROPERTY DESCRIPTION

---

AWARD WINNING DEVELOPMENT, VIDEO TOUR AVAILABLE. Newton King are delighted to offer to the rental market, this brand new 2 bedroom apartment located in a quiet convenient location, offering spacious living and Furthermore, the property is just a stones throw away from the seafront and town centre with all of the local amenities within walking distance.

Accommodation comprises: A spacious entrance hall complimented with a large built-in cupboard for added convenience, a modern newly fitted shower room with electric shower and heated towel rail. 2 well-proportioned bedrooms, a spacious open-plan living room area with a brand-new modern kitchen with space for a washing machine and fridge freezer.

Council Tax Band B, EPC Rating B, Water Bills INCLUDED.

The property is available to let from the 1st of April on an unfurnished basis. Please contact Newton King between the hours of 9am-6pm for further information.

Please note:

To secure the property a Holding deposit equal to a weeks rent is payable which is refunded on move in.

Damages deposit is equal to 5 weeks rent.

Should you need to change the Agreement during the Tenancy there is an admin charge of £50.

Newton King are members of The Property Ombudsman and Client Money Protect.

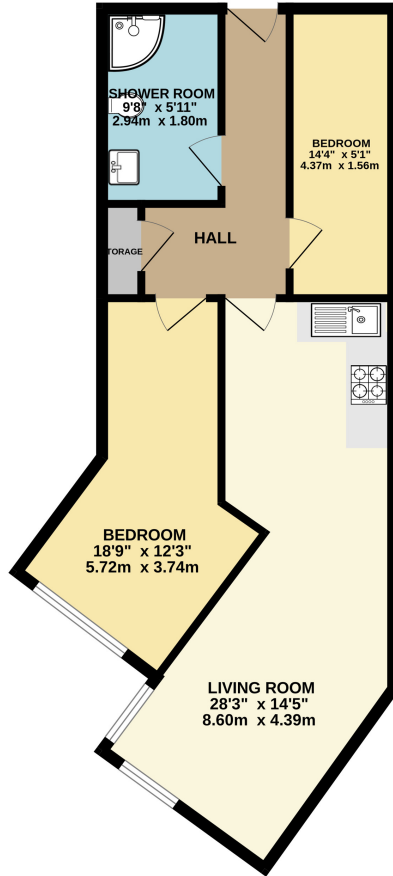




# FLOORPLAN & EPC



GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>86</b>	<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Taunton  
53, East Street, Taunton, TA1 3NA  
01823 259753  
taunton@newtonking.co.uk