



2 BEDROOM FLAT FOR RENT

- Deposit £920
- Gas C H & D Glz
- Lounge & Fitted Kitchen
- Garage
- 2 Bedrooms & Bathroom
- Close to Town Centre

34a, Kingsway Road, BURNHAM-ON-SEA, Somerset, TA8 1ET

A FIRST FLOOR TWO BEDROOM FLAT WITH GARAGE
CLOSE TO TOWN CENTRE

DEPOSIT:

£920 payable prior to occupation.

ACCOMMODATION:

Outer Entrance Hall, Stairs to Landing, Lounge, Fitted Kitchen, 2 Bedrooms & Bathroom. Gas Central Heating & UPVC Double Glazing. Drying Area & Garage. Within walking distance of the Town Centre.

OUTGOINGS:

The Tenants will be responsible for all outgoings.
Somerset Council. Council Tax Band: 'B' - 2023/24 -
£1,652.87.

TENANCY:

Initially a six months Assured Shorthold Tenancy.

TENANT COSTS:

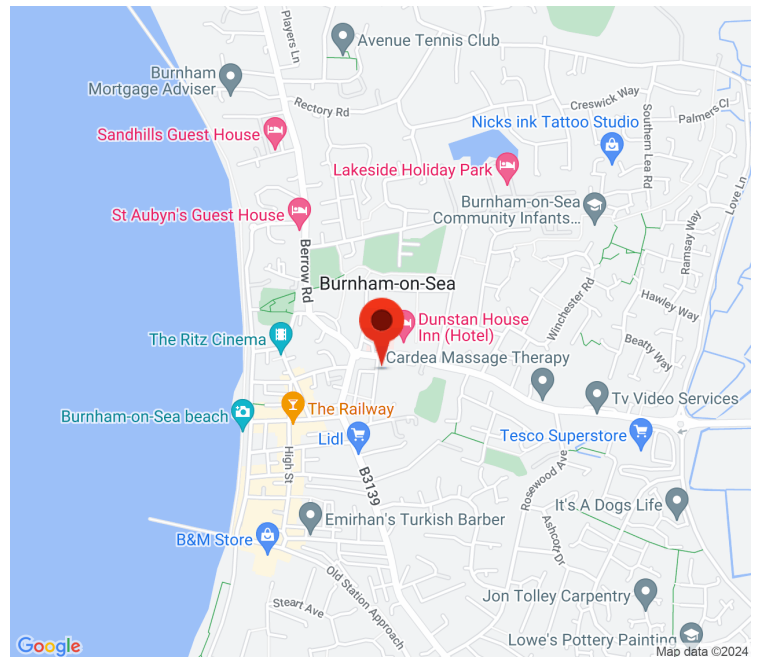
Please refer to our website for our tenant fee schedule.
Holding Deposit (per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant 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).

CONDITIONS:

Income of £24,000 or over required. The property is available to Working Applicants Only, Non Smokers & No Pets.

AVAILABILITY:

EARLY MARCH 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: BURNHAM-ON-SEA, Somerset, TA8

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>

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