



A 3 Bedroom Terraced House 'To Let' with large Gardens & Garage

- Deposit £1,380
- Gas central heating
- Garage & Parking
- Holding Deposit £270
- Front & Rear Gardens
- Newly Decorated
- 3 Bedrooms
- Modern and Spacious accommodation
- Newly Carpeted

86 Stoddens Road, Burnham-on-Sea, Somerset TA8 2DD

DEPOSIT:

£1,380 payable prior to occupation

ACCOMMODATION:

The property is very well presented and very spacious and modern throughout, with a fairly large garden, both front and back, briefly comprising; Entrance Hall, Lounge, Diner, Inner Hall, Kitchen, Bathroom, 3 Bedrooms (2 with storage cupboards). Recently refurbished throughout the property, The property benefits from Double Glazing, Gas Central Heating , rear enclosed garden which is set in 2 separate areas and has the benefit of a Garage and parking area. Included within the rent are the services of a gardener.

OUTGOINGS:

The tenants will be responsible for all outgoing. Somerset Council Tax Band 'C' - £2,177.88 2025/26

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 Electric, Gas, 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>

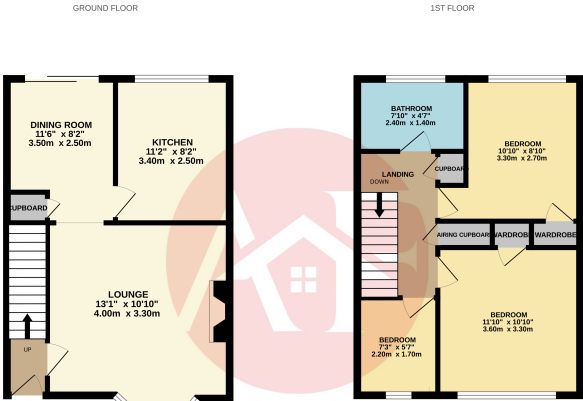
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS:

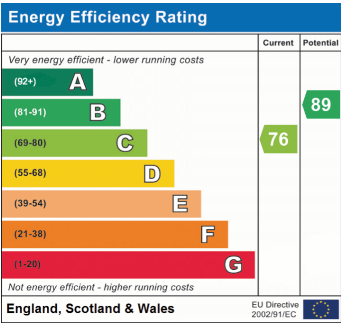
Income of £36,000 minimum required. No sharers and Non Smokers

AVAILABILITY:

Immediate



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, sections, plans and any other facts 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 a guide only. The property is shown as is and no guarantee is given as to the condition or quality of any goods or services. Made with Metaphor (2022)



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>