



16 Homelane House, Rectory Road, Burnham-on-Sea, Somerset TA8 2BX

£700 PCM



## 1 Bedroom Apartment

- Retirement Apartment
- Communal car park
- Occupiers must be 60+yrs of age
- Holding Deposit £160
- One bedroom
- Communal gardens
- Bright Airy Interiors
- Electric Heating
- Secure Entrance
- Deposit £805



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## A 1 Bedroom Retirement Flat situated in the heart of Burnham on Sea

**DEPOSIT:** £805 Payable prior to occupation

**ACCOMODATION:** Entrance Hall, Living Room/Dining Room, Kitchen, 1 Double Bedroom, Bathroom, Communal Laundry Room, also included is Communal lounge, this can be used for socialising and relaxing, 24 Hour Emergency Call system and the added bonus of regular window cleaning.

**OUTGOINGS:** The tenants will be responsible for all outgoing. Water bill is included in the monthly Rent payment. Somerset District Council Tax Band: A £1,633.42 for 2025/26

**TENANCY:** Initially a six Months assured shorthold tenancy.

**TENANCY COSTS:** Please refer to our website for our Tenant Fee Structure. Holding Deposit (£160 - 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).

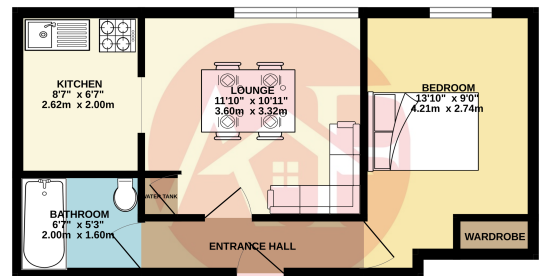
**MATERIAL INFORMATION:** The property has the benefit of Mains Electric, Water and Drainage, Communal Laundry room with 3 washing machines and 3 dryers and usage is included in the monthly rent.

**CONDITIONS:** Income of over £22,500 per annum required. No smokers, No sharers, No Pets.

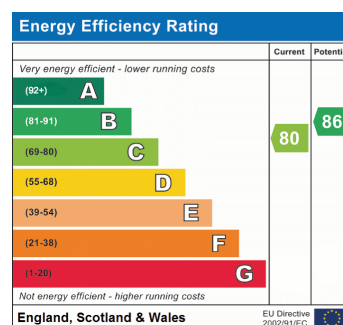
**AGENTS NOTES :** APPLICANTS MUST BE OVER THE AGE OF 60, PROPERTY IS A SHORT TERM LET OF AROUND 12 MONTHS

**AVAILABILITY:** - January 2026

FIRST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 372 sq.ft. (34.6 sq.m.) approx.  
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