



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 outgoings. 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.

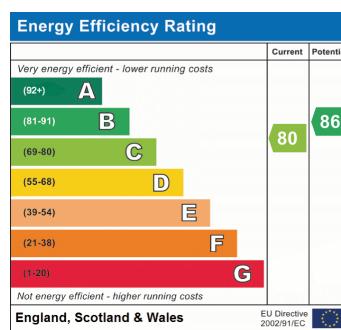
AGENTS NOTES : APPLICANTS MUST BE OVER THE AGE OF 60, PROPERTY IS A SHORT TERM LET OF AROUND 12 MONTHS

AVAILABILITY: - January 2026

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



TOTAL FLOOR AREA: 372 sq.ft. (34.6 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of rooms and other areas are approximate. These details are for illustrative purposes only and should be used as such by any prospective purchaser. The agent has not tested any apparatus, equipment, fixture or fitting. Interested parties are advised to make their own investigations.



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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