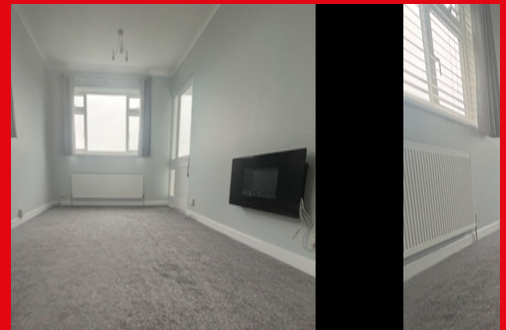




2 Channel Court Weston-Super-Mare BS22 9RL

TO LET: £1,200 PCM



2 Bedroom Ground Floor Flat

- DEPOSIT £1380
- JULIETTE BALCONY
- ALLOCATED & VISITOR PARKING
- HOLDING DEPOSIT £275
- NEW DECORATION & CARPETS
- VIEWS OVER SAND BAY
- 2 DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN
- GAS CENTRAL HEATING



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DEPOSIT:

£1380 Payable prior to occupation.

ACCOMMODATION:

The Accommodation is located within a select block of 6 apartments and has been subject to redecoration work and new carpet/flooring throughout briefly comprise; Entrance Hall, Newly fitted Kitchen, Lounge Diner with Juliette style Balcony, Shower room and 2 Bedrooms. The property benefits from Double Glazing, Gas central Heating, Allocated parking space and further visitor parking.

OUTGOINGS:

The tenants will be responsible for all outgoing. North Somerset Council Tax Band B: £1,820.39 - 2025/26

TENANCY:

Initially a 6 months Assured Shorthold Tenancy.

TENANT COSTS:

Please refer to our website for our Tenant Fee Structure. Holding Deposit (£275 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>

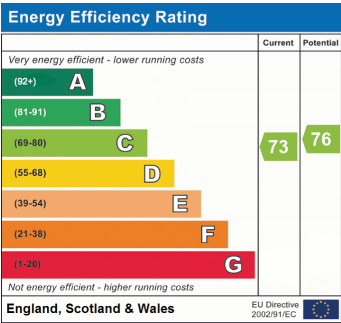
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS:

Income of £36,000 minimum required. No sharers and Non Smokers
N.B. - No Pets are allowed, as per the Lease of the Building

AVAILABILITY:

Immediately



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>