



2A College Court College Street, Burnham On Sea TA8 1AR

TO LET: £680 PCM



1 Bedroom Purpose-Built Flat - Close to Sea Front, Easy Access to M5

- £780 Deposit
- Kitchen Area, Opening to Lounge
- Allocated Parking Space
- £155 Holding Deposit
- Off Peak Heating
- Communal Garden Area
- 1 Bedroom, Purpose-Built Flat
- Sorry, No Pets - Restrictive Covenant in Head Lease
- Unfurnished



ABBOTT & FROST SALES • LETTINGS • COMMERCIAL

EST. 1949 18 College St, Burnham-on-Sea TA8 1AE • lettings@abbottandfrost.co.uk • 01278 782266 • www.abbottandfrost.co.uk

An UNFURNISHED, FIRST FLOOR, 1 BEDROOM, PURPOSE BUILT FLAT - Close to Sea Front, Easy Access to M5

RENT:

£680 PER CALENDAR MONTH

DEPOSIT:

£780 PAYABLE PRIOR TO OCCUPATION.

ACCOMMODATION:

ENTRANCE HALL, KITCHEN AREA OPENING OUT TO LOUNGE AREA, BEDROOM, BATHROOM, OFF PEAK HEATING, ALLOCATED PARKING SPACE, UNFURNISHED

OUTGOINGS:

THE TENANTS WILL BE RESPONSIBLE FOR ALL OUT GOINGS. Sedgemoor District Council. Council Tax Band: A £1,625.75 for 2025/26

TENANCY:

INITIALLY A SIX MONTHS ASSURED SHORT HOLD TENANCY.

TENANTS COSTS:

Please refer to our website for our Tenant fee schedule. Holding Deposit (£155 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 Gas, Electric, 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>

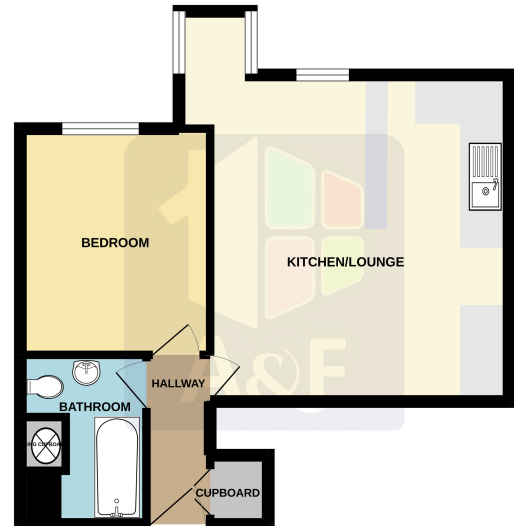
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS:

Income of £20,400 minimum required. Non Smokers, No Sharers, No Pets.

AVAILABILITY: IMMEDIATELY

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items 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 such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.
Made with RoomSketcher

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>