



3 BEDROOM FLAT FOR RENT

- Deposit £980
- 3 Bedrooms on 2 Floors
- Kitchen, Bathroom
- Lounge/Diner
- Electric Heating
- Parking

The Maisonette, 5, Pier Street, BURNHAM-ON-SEA, Somerset, TA8 1BT

A SPACIOUS 3 BEDROOM FIRST FLOOR FLAT

DEPOSIT

£980 Payable prior to occupation.

ACCOMMODATION

Outside staircase to Entrance Hall, Kitchen, Bathroom, Good sized Lounge/Diner, Bedroom, Stairs to Landing, Two further Bedrooms, Parking, Electric heating.

OUTGOINGS

The tenants will be responsible for all outgoings. Sedgemoor District Council Tax Band 'B' 2023/24 - £1652.87.

TENANCY

Initially a 6 Month Assured Shorthold Tenancy

TENANT COSTS

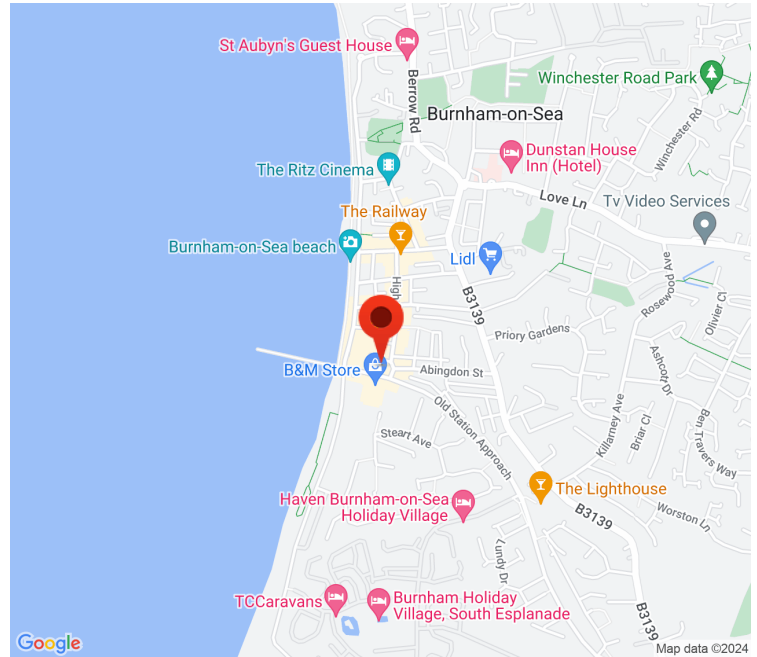
Please refer to our website for our Tenant Fee Schedule. Holding Deposit (per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant 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).

CONDITIONS

Income of £25,500 or over required. Non smokers, No Pets. No Sharers.

AVAILABILITY

MARCH 2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: BURNHAM-ON-SEA, Somerset, TA8 1BT

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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