



### 3 BEDROOM SEMI DETACHED HOUSE TO LET - \*12 MONTH LET ONLY\*

- DEPOSIT £1,260
- 3 DOUBLE BEDROOMS
- KITCHEN/DINER
- FRONT & REAR GARDENS
- OFF ROAD PARKING
- DOUBLE GLZ & GAS CH

# 4b Naish Road, Berrow, Somerset, TA8 2LE

**A well-proportioned 3 bedroom semi-detached house with gas central heating, double glazing and 2 allocated parking spaces.**

**\*\*THIS PROPERTY IS BEING LET FOR A 12 MONTH PERIOD ONLY\*\* A MODERN 3 BEDROOM SEMI-DETACHED HOUSE WITH GAS CENTRAL HEATING/DOUBLE GLAZING & 2 ALLOCATED PARKING SPACES**

**DEPOSIT:**

£1,260 Payable prior to occupation.

**ACCOMMODATION:**

ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, DOWNSTAIRS W.C, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 2 FURTHER DOUBLE BEDROOMS & MAIN BATHROOM. GAS CENTRAL HEATING, DOUBLE GLAZING, FRONT & REAR GARDENS, 2 ALLOCATED PARKING SPACES

**OUTGOINGS:**

The tenants will be responsible for all outgoing. Somerset Council (Sedgemoor) Tax Band 'C' £2,000.42 - 2024/25

**TENANCY:**

The property is being let on a 12 month period only.

**TENANCY COSTS:**

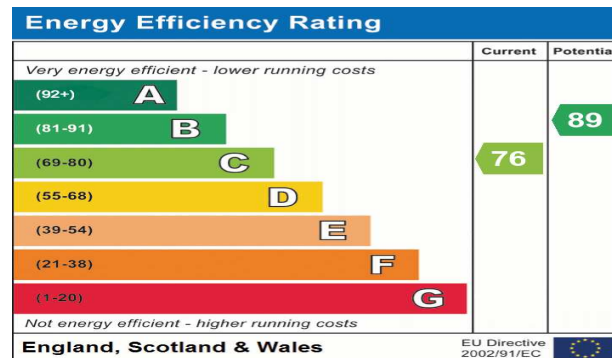
Please refer to our website for our tenant fee schedule. Holding Deposit (£250 per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially 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 £33,000 or over required. Working Applicants, Non Smokers, No Sharers.

**AVAILABILITY**

**IMMEDIATELY**



Address: Naish Road, Berrow, TA8 2LE

**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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