



2 Bedroom Semi-Detached House TO LET

- Garage & Parking
- 2 Bedrooms
- Holding Deposit £220
- Deposit £1130
- Cul-De-Sac Location
- Gas Central Heating

49 Palmers Close Burnham On Sea, Somerset TA8 2SS

DEPOSIT: £1130 Payable prior to occupation

ACCOMODATION: Briefly comprising, Entrance hall, Downstairs WC, Kitchen, lounge, stairs to first floor, 2 Bedrooms, Bathroom, rear garden garage & driveway. Gas central heating & double glazing.

OUTGOINGS: The tenants will be responsible for all outgoings.
Somerset District Council Tax Band: 'B' - £1,866.23 2025/26

TENANCY: Initially a six Months assured shorthold tenancy.

TENANCY COSTS: Please refer to our website for our Tenant Fee Structure. Holding Deposit (£220 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).

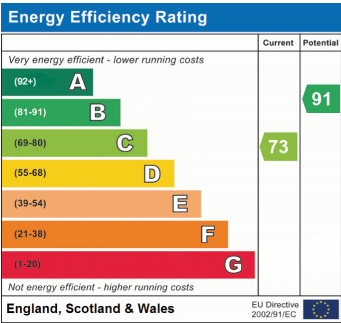
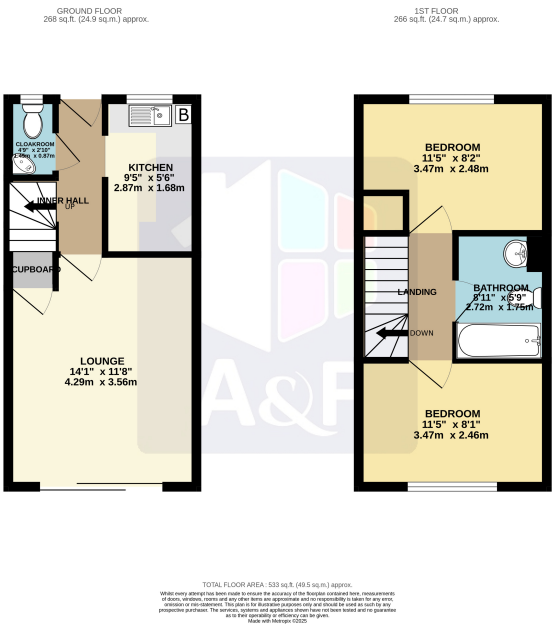
MATERIAL INFORMATION: The property has the benefit of Mains Electric, Gas, Water and Drainage. For an indication of specific speeds and supply or coverage in the area, we recommend potentially Interested Parties use:-

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

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

CONDITIONS: Income of over £29,400 per annum required. No smokers & No sharers.

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>