



48 Thorndike Way, Burnham - On - Sea, Somrset TA8 1QR

TO LET: £950 PCM



2 Bedroom Semi-Detached House with Gardens & Allocated Parking

- Deposit £1090
- Family Bathroom
- Low Maintenance Gardens
- Holding Deposit £215
- Gas C/H & Dbl Glz
- 2 Allocated Parking Spaces
- 2 Double Bedrooms
- Downstairs Cloakroom
- En Suite & Built in Wardrobes



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48 Thorndike Way, Burnham - On - Sea, Somrset TA8 1QR

A MODERN 2 BEDROOM SEMI-DETACHED HOUSE WITH ALLOCATED PARKING

DEPOSIT: £1,090 Payable prior to occupation

ACCOMMODATION:

Entrance Hall, Cloakroom, Large Lounge through to Kitchen/Diner, 2 Bedrooms (Master with En-Suite), Family Bathroom, Gas Central Heating & Double Glazing. Low Maintenance Gardens & 2 Allocated Parking Spaces.

OUTGOINGS:

The tenants will be responsible for all outgoing. Sedgemoor District Council, Tax Band: B 2025/26 £1,905.64.

TENANCY:

Initially a six months Assured Shorthold Tenancy.

TENANT COSTS:

Please refer to our website for our Tenant Fee Schedule. Holding Deposit (£215 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, 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>

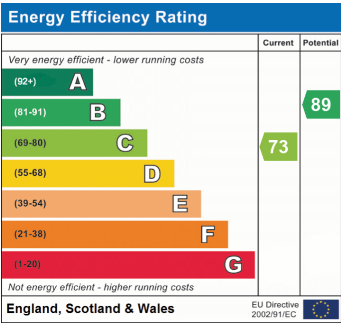
CONDITIONS:

Income of £29,400 or over required. Working applicants only, Non smokers. No Sharers.

AVAILABILITY: End-November 2025



While every effort has been made to ensure the accuracy of the property information, the information is provided 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.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

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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/uk/si/2008/12277/contents/made>