



Flat 3, 240 Berrow Road, Burnham-On-Sea, Somerset TA8 2JG

TO LET: £725 PCM



1 Bedroom, First Floor Flat with Parking Space

- DEPOSIT £830
- FIRST FLOOR FLAT
- BATHROOM
- HOLDING DEPOSIT: £165
- GAS CENTRAL HEATING
- COMMUNAL GARDENS
- 1 BEDROOM
- LOUNGE & KITCHEN
- PARKING SPACE



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CONVERTED FIRST FLOOR FLAT WITH GAS CENTRAL HEATING & CLOSE TO
BERROW VILLAGE CENTRE

DEPOSIT

£830 Payable prior to occupation

ACCOMMODATION

Entrance Hall, Entry phone system, Lounge, Kitchen with built-in cooker,
Bedroom, Bathroom with over bath shower, Gas Central Heating, Parking
space, Communal Gardens

OUTGOINGS

The Tenants will be responsible for all Outgoings. Sedgemoor District
Council, Tax Band: A £1.633.42 for 2025/26

TENANCY

Initial a six months Assured Shorthold Tenancy

TENANT FEE SCHEDULE

Please see our website for our fee schedule

TENANT COSTS:

Please refer to our website for our Tenant Fee Schedule. Holding Deposit
(£165 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>

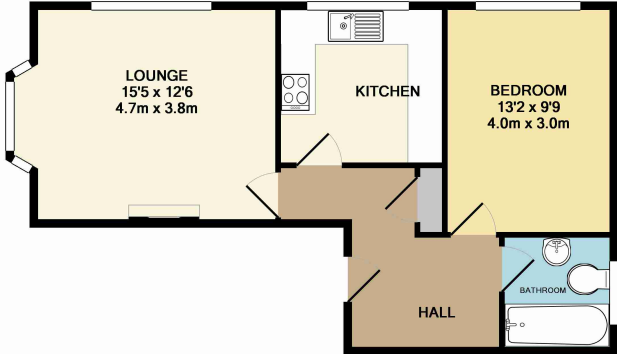
CONDITIONS

Income of £21,750 or over required.

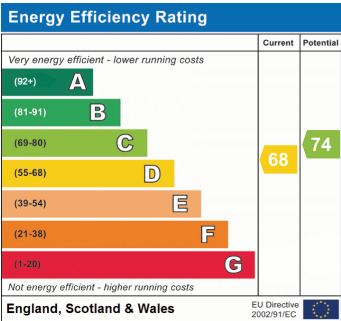
Non-Smokers, no pets & no sharers

AVAILABILITY

EARLY DECEMBER



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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>