



Flat 1 25 College Street Burnham On Sea TA8 1AS

£725 PCM



### 1 Bedroom Flat - Town Centre Location

- Deposit: £830
- Electric Heating
- To Be Newly Decorated
- Holding Deposit £165
- Town Centre Location
- 1 Bedroom
- NO PARKING



**ABBOTT & FROST** SALES • LETTINGS • COMMERCIAL

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**DEPOSIT** - £830 payable prior to occupation

**ACCOMMODATION**- Telephone entry system, Communal Entrance Hall, Stairs to First floor. The accommodation within the property will be subject to a full redecoration and briefly comprises Lounge, kitchen, Double bedroom, Bathroom, Electric Heating and UPVC double glazing.

**OUTGOINGS** - The tenants will be responsible for all outgoings. Somerset Council Tax Band: A 2025/26 £1633.42

**TENANCY** - Initially a six month assured short hold tenancy

**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:-

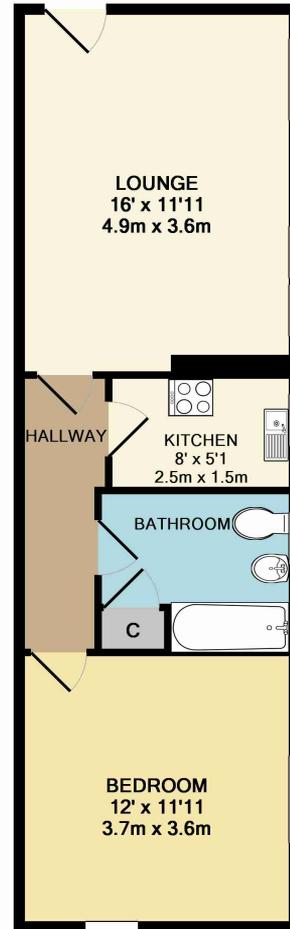
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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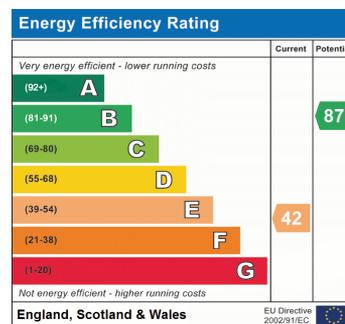
**CONDITIONS** - Income of £21,750 or over required. Non smokers, no pets, no sharers

**AVAILABILITY** - Immediately

**PARKING** - Whilst the property doesn't benefit from parking, we understand that a residential parking permit is available from Somerset Council for the local car parks, for further information please contact Somerset Council.



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