



A 2 Bedroom Semi-Detached House 'To Let'

- DEPOSIT £1130
- FRONT & REAR GARDENS
- REDECORATED & RECARPETED THROUGHOUT
- HOLDING DEPOSIT £220
- GARAGE & DRIVEWAY
- BUILT-IN WARDROBES
- 2 DOUBLE BEDROOMS
- CONSERVATORY
- CLOSE TO TOWN

2 Beresford Close Burnham On Sea, Somerset TA8 2TW

A MODERN AND NEWLY DECORATED 2 BEDROOM SEMI-DETACHED HOUSE WITH FRONT & REAR GARDENS, GAS CENTRAL HEATING, 2 CAR DRIVEWAY, GARAGE AND CONSERVATORY.

DEPOSIT: £1,130 Payable prior to occupation

ACCOMMODATION: The property has been subject to extensive internal improvements including new carpets/flooring and full redecoration. The accommodation briefly comprises Entrance Hall, Lounge with understairs cupboard, Kitchen/Diner, Conservatory, Stairs & Landing, 2 Double Bedrooms (both with Built-in Wardrobes) and main Bathroom. The property has the advantage of Gas Central Heating, Double Glazing, 2 Allocated Parking Spaces and Solar Panels.

OUTGOINGS: The tenants will be responsible for all outgoing. Somerset District Council Tax Band: 'B' - £1,905.64 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>

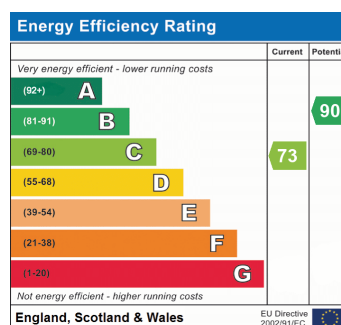
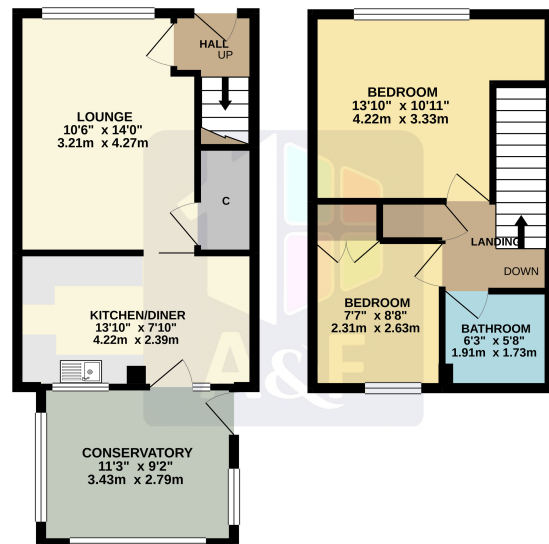
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

AVAILABILITY - MID JUNE

GROUND FLOOR

1ST FLOOR



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>