



## 2 Bedroom Coach House to Let with garage and parking.

- 2 DOUBLE BEDROOMS
- 2 Bedrooms
- GARAGE & ALLOCATED PARKING
- Shower over bath.
- Deposit £1015
- Holding Deposit £200

8 Hamley Close, Burnham-on-Sea, Somerset TA8 1DS

DEPOSIT:

£1015 Payable prior to occupation.

ACCOMMODATION:

The accommodation has been presented to a very high quality finish and briefly comprises; Ground Floor Vestibule, Stairs to Landing, Kitchen, Lounge Diner, Bathroom and 2 Bedrooms. The property benefits from Double Glazing, Gas Central Heating, Small Garden Area, Garage, Dedicated Bin Store and an Allocated parking space.

OUTGOINGS:

The tenants will be responsible for all outgoing. Somerset (Sedgemoor District) Council Tax Band 'B' £1,905.64 - 2025/26

TENANCY:

Initially a 6 months Assured Shorthold Tenancy.

TENANT COSTS:

Please refer to our website for our Tenant Fee Structure. Holding Deposit (£200 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>

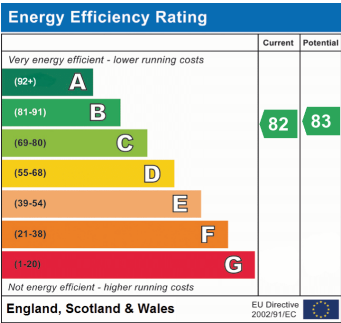
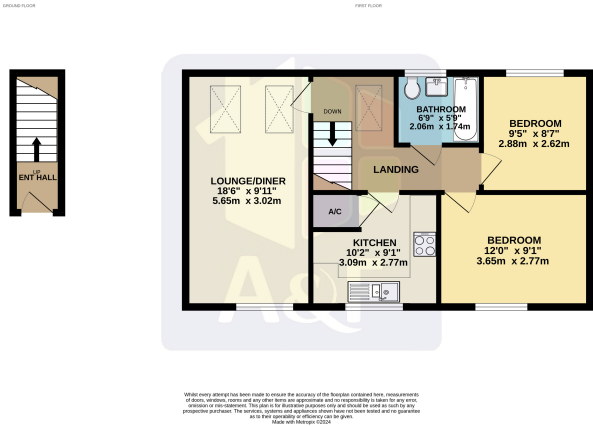
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS:

Income of £26,400 minimum required. No sharers and Non Smokers

AVAILABILITY:

IMMEDIATE



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>