



Flat 2 Regent House 5 Regent Street, Burnham On Sea, Somerset TA8 1AX

£850 PCM



## A 2 Bedroom Purpose Built Flat 'To Let' within the Town Centre

- DEPOSIT £980
- GAS C/H & DBLE GLZ
- NO PARKING
- HOLDING DEPOSIT £195
- NEW KITCHEN
- TOWN CENTRE LOCATION
- 2 BEDROOMS
- NEWLY DECORATED & RECARPETED
- OPEN PLAN LOUNGE/KITCHEN/DINER



**ABBOTT & FROST**

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**DEPOSIT-** £980 payable prior to occupation

**ACCOMMODATION-** The accommodation within the property has been subject to a full redecoration and briefly comprises Entrance Hall, Open Plan Lounge/Kitchen (NEW)/Diner, 2 Double bedrooms, Bathroom with over bath shower, Gas Central Heating and UPVC Double Glazing.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and spaces are approximate and not to scale. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown are approximate and must not be used for any legal purposes. The floorplan is for guidance only as to the general layout and the dimensions given are approximate only.

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

**TENANT COSTS-** Please refer to our website for our Tenant Fee Schedule. Holding Deposit (£195 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-** 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

#### 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>

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