

TO LET

£780 pcm



# 3, Cottage Row High Street, Burnham on Sea, Somerset TA8 1NZ

- DEPOSIT £900
- New Kitchen
- Newly Decorated
- GAS C/H & DBLE GLZ
- Two Double Bedrooms
- Courtyard



A & F Property Group  
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## PROPERTY DESCRIPTION

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A centrally located two-bedroom cottage style property situated in the town centre and is within short walking distance of all amenities and the sea front. The property benefits from a newly replaced kitchen, new carpets in the bedrooms and naturally decorated throughout.

**DEPOSIT:** £900 Payable Prior to Occupation

**ACCOMMODATION:** Lounge, Kitchen/Diner, Inner Lobby with Storage Cupboard, Bathroom, Courtyard Room, Stairs & Landing, 2 double bedrooms, Rear 'L' shaped Courtyard area. Gas Central Heating & Double Glazing, New Carpets and newly Redecorated.

**OUTGOINGS:** The tenant will be responsible for all outgoing. Somerset (Sedgemoor) District Council Tax - Band: A - £1,410.73 for 2023/2024

**TENANCY:** Initially a 6 Months Assured Shorthold Tenancy.

**TENANT COSTS:** Please refer to our website for our Tenant Fee Schedule. Holding Deposit (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).

**CONDITIONS:** Income of £23,400 minimum required. This property is available to working applicants only, no sharers.



**AVAILABILITY:** IMMEDIATELY.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC

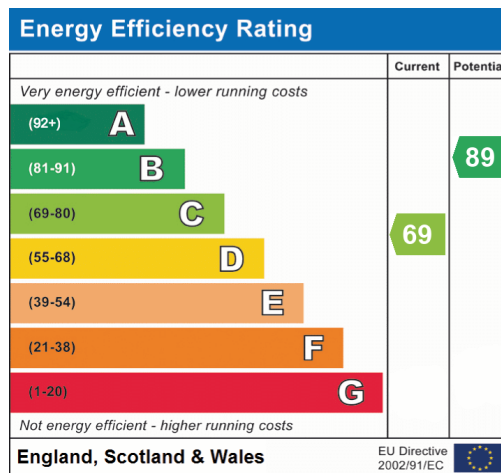


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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