

Enmore Close, Burnham-on-Sea £900 Per calendar month









A 2 BEDROOM END-TERRACED HOUSE IN POPULAR LOCATION

- Deposit £1030
- Redecorated and Carpeted Accommodation
- Kit/Breakfast Room
- 2 Bedrooms & Bathroom
- Gas CH & Dbl Glz
- Gardens & Garage



10 Enmore Close, Burnham-on-Sea, Somerset, TA8 2FB

DEPOSIT:

£1030 payable prior to occupation.

ACCOMMODATION:

The property has been redecorated and has the benefit of new carpets and flooring throughout the accommodation. Briefly the accommodation comprises; Entrance Hall, Lounge, Kitchen/Breakfast Room, 2 Bedrooms (both with built in wardrobes), Bathroom, Gardens, Parking & Garage. Gas Central Heating & Double Glazing.

OUTGOINGS:

The Tenants will be responsible for all outgoings. Somerset (Sedgemoor District) Council Tax Band: 'B' £1750.37 -2024/2025.

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 mutually Agreement as agreed writing).

CONDITIONS:

Income of £27,000 or over required, Non Smokers & No Sharers.

AVAILABILITY:

END OF AUGUST.

Material Information

Utilities Services:

Mains Water, Gas, Electricity & Drainage are Connected

Flood Risk:

https://flood-map-for-planning.service.gov.uk/

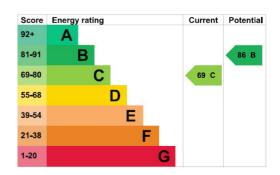
Broadband & Mobile Signal:

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

Planning Applications:

https://sdc.somerset.gov.uk/planning_online



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



