



### **A 2 BEDROOM END-TERRACED HOUSE IN POPULAR LOCATION**

- Deposit £1030
- Kit/Breakfast Room
- Gas CH & Dbl Glz
- Redecorated and Carpeted Accommodation
- 2 Bedrooms & Bathroom
- 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 outgoing. 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 Agreement as mutually agreed in 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](https://sdc.somerset.gov.uk/planning_online)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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>