

## College Court, Burnham-on-Sea £650 Per calendar month



#### **GROUND FLOOR FLAT JUST OFF THE HIGH STREET**

- Deposit £750
- Purpose built flat
- Lounge & Bedroom
- Kitchen & Bathroom with shower
- Electric Radiators
- Allocated Parking Space

www.aandfproperty.co.uk lettings@aandfproperty.co.uk



# 17 College Court, College Street, Burnham-on-Sea, Somerset, TA8 1AR

#### **DEPOSIT:**

£750 payable prior to occupation

## **ACCOMMODATION:**

Purpose built comprising UPVC entrance door to Lounge with modern Kitchen off, 1 bedroom and Bathroom with electric shower. Electric Radiators and allocated Parking space.

### **OUTGOINGS:**

The tenants will be responsible for all outgoings. Sedgemoor District Council. Council Tax Band: 'A' - £1500.31 -2024/2025.

#### **TENANCY:**

Initially a six months Assured Shorthold Tenancy.

#### **TENANT COSTS:**

Please refer to our website for our Tenant Fee Schedule.

Holding Deposit (£150 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:**

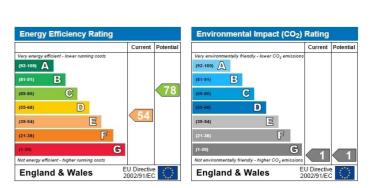
Income of £19,500 or over is required. The property is available to working applicants, non smokers, no pets.

#### **AVAILABILITY:**

IMMEDIATELY

GROUND FLOOR 374 sq.ft. (34.8 sq.m.) approx.





#### 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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