



1 Frobisher Close, Burnham on sea, Somerset TA8 2TX

£1,050 PCM



## 2 Bedroom Semi-Detached House

- Holding Deposit £240
- Kitchen Refurb
- Sheds, Stores
- Quiet area with local amenities
- Deposit £1210
- Gas Central Heating
- Garage
- 2 Double Bedrooms
- Mains Water, Electric & Drainage
- Parking



**ABBOTT & FROST** SALES • LETTINGS • COMMERCIAL

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# 1 Frobisher Close, Burnham on sea, Somerset TA8 2TX

A 2 Bedroom End of Terrace House with Front & Rear Gardens, Garage and Parking within a cul-de-sac setting 'To Let'

ACCOMADATION: - The accommodation briefly comprises; Entrance Hall, Lounge, Kitchen, Bathroom with electric shower over the bath and 2 Bedrooms (1 Double and 1 Single) both with built-in Wardrobes. The property also benefits from Gas Central Heating, Double Glazing, Garage and Parking Space. Lawn with block paved path to the front door and Rear Garden with block paved patio area and step up to lawn and Shed.

OUTGOINGS: The tenants will be responsible for all outgoing. Somerset District Council Tax Band: 'B' - £1,239.52 25/26

TENANCY: Initially a six Months assured shorthold tenancy.

TENANCY COSTS: Please refer to our website for our Tenant Fee Structure. Holding Deposit (£240 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).

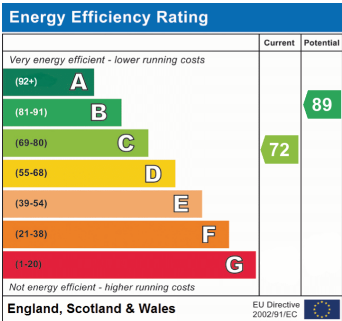
MATERIAL INFORMATION: The property has the benefit of Mains Electric, Gas, Water and Drainage. For an indication of specific speeds and supply or coverage in the area, we recommend interested parties use:-

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS: Income of over £31,500 per annum required. No smokers & No sharers.

AVAILABILITY - IMMEDIATELY



## 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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