



Apt 2 Reeds Arms Pier Street, Burnham On Sea, Somerset TA8 1BT

£725 PCM



A 1 Bedroom Flat 'To Let' occupying a popular Seafront position

- DEPOSIT £830
- GAS C/H & DBLE GLZ
- SEAFRONT POSITION
- HOLDING DEPOSIT £165
- CHARACTER FEATURES
- NO PARKING
- 1 BEDROOM
- MODERN KITCHEN
- DUAL ASPECT LOUNGE



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A 1 Bedroom 2nd Floor Apartment 'To Let' set within a seafront block with character features and modernised accommodation.

DEPOSIT:

£830 Payable prior to occupation.

ACCOMMODATION:

The accommodation briefly comprises Inner Hall with Entry phone system, Lounge with dual aspect windows, Kitchen, Double Bedroom and Bathroom. The property also has the advantage of Gas fired central heating and double glazing.

OUTGOINGS:

The tenant will be responsible for all outgoings. Somerset (Sedgemoor District) Council Tax Band "A" 2025/26

TENANCY:

Initially a 6 months Assured Shorthold Tenancy

TENANT COSTS:

Please refer to our website for our tenancy fee structure Holding Deposit (£165 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, 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>

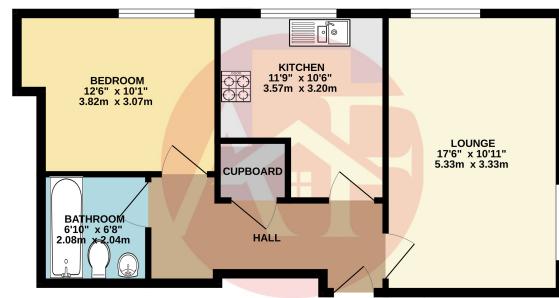
CONDITIONS:

Income of £21,750 minimum required. No Smokers, No Sharers.

AVAILABILITY:

Immediately

SECOND FLOOR



While every effort has been made to ensure the accuracy of the plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The plan is for identification purposes only and is not to scale. It is not a survey plan. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. It is the responsibility of the prospective purchaser to have the services and systems tested by a qualified engineer. Made with Mapplan 0220

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | 53 |
| (21-38) | F | 63 |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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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