



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 outgoing. 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>

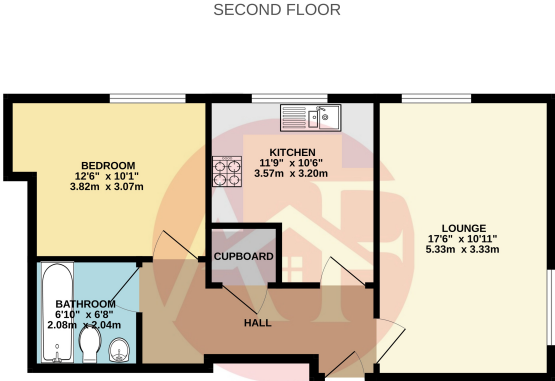
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS:

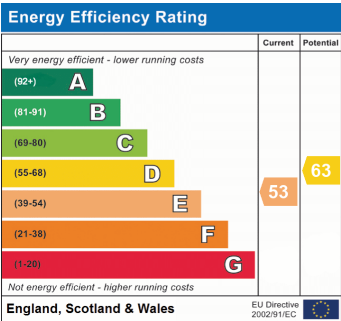
Income of £21,750 minimum required. No Smokers, No Sharers.

AVAILABILITY:

Immediately



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The actuality, nature and condition of the property are not to be taken as a guarantee as to their suitability or efficacy or any other claim.



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>