



'TO LET' A recently renovated 2 Bedroom Terraced House in the Town Centre

- DEPOSIT £980
- MODERN KITCHEN
- GAS C/H & DBLE GLZ
- COURTYARD GARDEN
- TWO DOUBLE BEDROOMS
- CONSERVATORY

### 3, Cottage Row High Street, Burnham on Sea, Somerset, TA8 1NZ

A centrally located two-bedroom cottage style property situated in the town centre and is within short walking distance of all amenities and the sea front. The property benefits from a newly replaced kitchen, new carpets in the bedrooms and naturally decorated throughout.

**DEPOSIT:** £980 Payable Prior to Occupation

**ACCOMMODATION:** Lounge, Kitchen/Diner, Inner Lobby with Storage Cupboard, Bathroom, Courtyard Room, Stairs & Landing, 2 double bedrooms, Rear 'L' shaped Courtyard area. Gas Central Heating & Double Glazing, New Carpets and newly Redecorated.

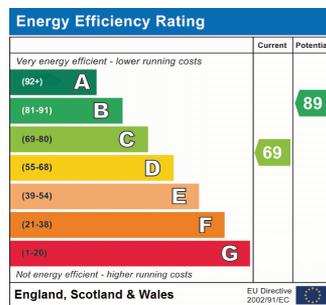
**OUTGOINGS:** The tenant will be responsible for all outgoing. Somerset (Sedgemoor) District Council Tax - Band: A - £1,500.31 for 2024/2025

**TENANCY:** Initially a 6 Months Assured Shorthold Tenancy.

**TENANT COSTS:** Please refer to our website for our Tenant Fee Schedule. Holding Deposit (£190 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 £25,500 minimum required. This property is available to working applicants only, 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>

A&F Property Group  
18 Collage Street  
Burnham on Sea  
Somerset, TA8 1AE



Tel: 01278 78 22 66  
Fax: 01278 79 21 23  
[www.aandfproperty.co.uk](http://www.aandfproperty.co.uk)  
[lettings@aandfproperty.co.uk](mailto:lettings@aandfproperty.co.uk)