



4 Hall Terrace Burnham On Sea, Somerset TA8 2EU

TO LET: £1,150 PCM



### 3 Bedroom Semi-Detached House

- Deposit £1,320
- Family Bathroom
- Gas Central Heating
- Holding Deposit £265
- Downstairs Cloakroom
- Small Parking Space & Garage
- 3 Bedrooms
- Semi-Detached House
- Close to Swimming Pool/Academy



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

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4 Hall Terrace Burnham On Sea, Somerset TA8 2EU

A MODERN THREE BEDROOM SEMI-DETACHED HOUSE

DEPOSIT:

£1,320 payable prior to occupation

ACCOMMODATION:

Entrance Hall, Lounge, Kitchen with built-in Oven & Ceramic Hob. 3 Bedrooms, Family Bathroom. Outside Small Front Parking Space & Garage.

OUTGOINGS:

The Tenants will be responsible for all Outgoings. Sedgemoor District Council, Tax Band: C £1,905.64 for 2025/26

TENANCY:

Initially a six months Assured Shorthold Tenancy.

TENANT COSTS:

Please see our website for our Tenant Fee Schedule.

Holding Deposit (per Tenancy) - One week's rent (£265.00). This is to reserve a property. Please Note: This will be withheld is any relevant person (including any Guarantor(s) ) withdrawn from the Tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their Tenancy Agreement (and/or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 Gas, 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>

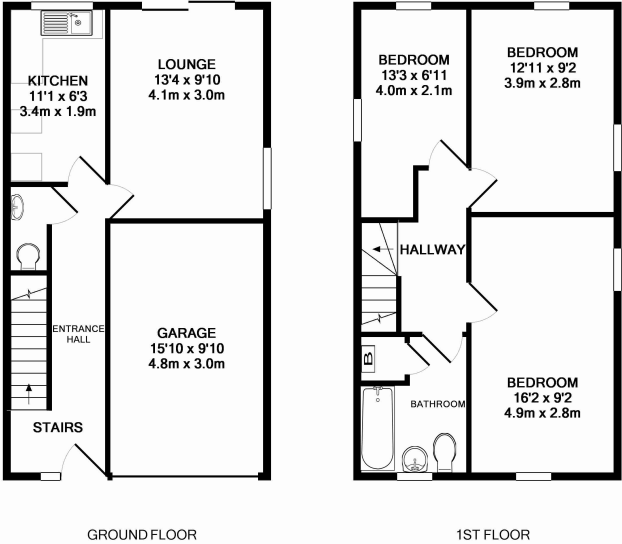
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS:

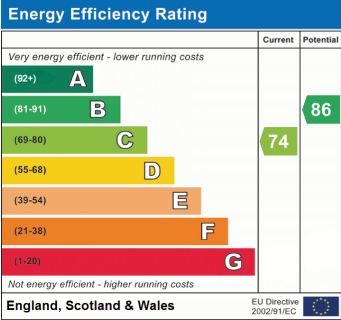
Income of £34,500 or over required. No Sharers. Non-Smokers.

AVAILABILITY:

Immediately



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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>