



Flat 3, 25 College Street, Burnham-on-Sea, Somerset TA8 1AS

£725 PCM



A 1 Bedroom Top Floor Flat 'To Let' in the Town Centre

- 1 Bedroom
- Town Centre Location
- Deposit £830
- No Parking
- Holding Deposit £165
- New cooker & Hob
- Newly Decorated



ABBOTT & FROST

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EST. 1949 18 College St, Burnham-on-Sea TA8 1AE • lettings@abbottandfrost.co.uk • 01278 782266 • www.abbottandfrost.co.uk

DEPOSIT - £830 payable prior to occupation

ACCOMMODATION - Telephone entry system, Communal Entrance Hall, Stairs to 2nd floor. The accommodation within the property has been subject to a full redecoration briefly comprises Lounge, kitchen with built in oven, hob & extractor & breakfast bar, Double bedroom, Bathroom with over bath shower, Electric Heating and UPVC double glazing.

OUTGOINGS - The tenants will be responsible for all outgoings. Somerset Council Tax Band 'A' 2025/26 - £1830.31

TENANCY - Initially a six month assured short hold tenancy

TENANT COSTS - Please refer to our website for our Tenant Fee Schedule. 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:-

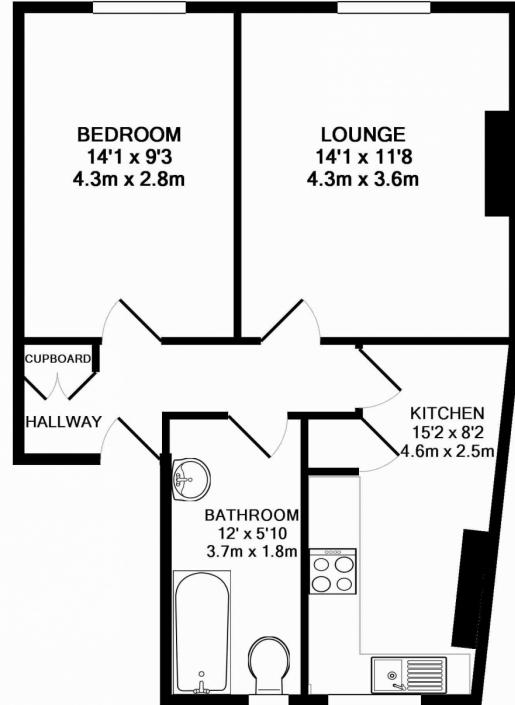
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

CONDITIONS - Non smokers, no pets, no sharers

AVAILABILITY - Immediately

PARKING - Whilst the property doesn't benefit from parking, we understand that a residential parking permit is available from Somerset Council for the local car parks, for further information please contact Somerset Council.



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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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	47	60
(21-38)	F		
(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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