



21 Hooper Close, Burnham-on-Sea, Somerset TA8 1JQ

£980 PCM



### A 2 Bedroom Semi-Detached House 'To Let' in a Cul-de-Sac setting

- DEPOSIT £1,130
- REDECORATED THROUGHOUT
- LOW MAINTENANCE GARDENS
- HOLDING DEPOSIT £225
- NEW KITCHEN
- 2 VEHICLE DRIVEWAY
- 2 BEDROOMS
- CONSERVATORY
- GAS CH/DBLE GLZ



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# 21 Hooper Close, Burnham-on-Sea, Somerset TA8 1JQ

**DEPOSIT:** £1380 Payable prior to occupation.

**ACCOMMODATION:** The Accommodation has been subject to redecoration work and briefly comprises; Entrance Hall, Lounge with Bay window, Newly Fitted Kitchen, Conservatory (with Electric), Understairs Storage, Stairs & Landing with Airing Cupboard (housing Boiler), Bathroom and 2 Bedrooms. The property benefits from Double Glazing, Gas Central Heating, Elegant low maintenance Gardens (Front & Rear) and driveway parking spaces for at least 2 vehicles.

**OUTGOINGS:** The tenants will be responsible for all outgoing. Somerset (Sedgemoor District) Council Tax Band 'B' £1,905.64 - 2025/26

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

**TENANT COSTS:** Please refer to our website for our Tenant Fee Structure. Holding Deposit (£225 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 Gas, Electric, Water and Drainage.

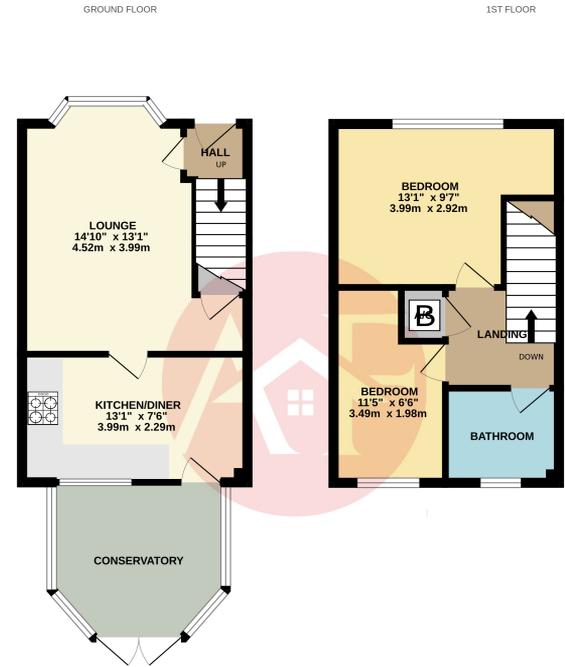
For an indication of specific speeds and supply or coverage in the area, we recommend interested parties use:-

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

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

**CONDITIONS:** Income of £29,400 minimum required. No sharers and Non Smokers

**AVAILABILITY:** End of March



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors or omissions. The floor is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency over the years.  
Made with Metropack 2020x

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(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/2008/112277/contents/made>

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