



### FIRST FLOOR 1 BEDROOM FLAT

- Deposit £750
- Double Glazing & Elec Heating
- Lounge & Kitchen
- Parking Space
- Bedroom & Shower Room
- Sea Views

# FFF 63 Esplanade, Burnham-On-Sea, Somerset, TA8 2AH

ONE BEDROOM 1ST FLOOR FLAT

## DEPOSIT:

£750 Payable prior to occupation.

## ACCOMMODATION:

Hall with laminate flooring, Lounge, Kitchen (no plumbing for washing machine), Bedroom, Shower Room & Parking Space. Double Glazing & Electric Heating.

## OUTGOINGS:

The tenants will be responsible for all outgoing. Sedgemoor District Council. Council Tax Band: 'A' 2023/24 - £1416.76.

## TENANCY:

Initially a six months Assured Shorthold Tenancy.

## TENANT COSTS:

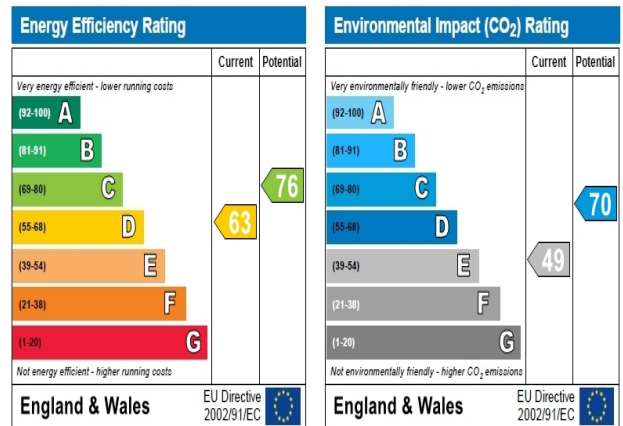
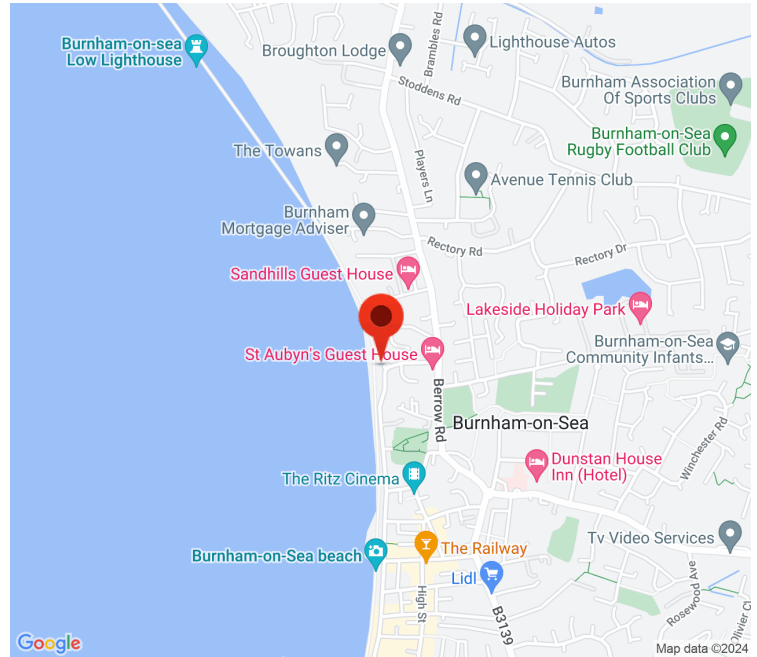
Please refer to our website for our tenant fee schedule. Holding Deposit (per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant 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 £19,500 or over required, non smokers & no sharers.

## AVAILABILITY:

FEB 2024



### 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 College 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)