



4 Post Office Apartments, Victoria Street, Burnham On Sea, Somerset TA8 1AL

£800 PCM



A 2 Bedroom Flat 'To Let' close to the Town Centre

- HOLDING DEPOSIT £180
- MODERN KITCHEN
- CLOSE TO TOWN
- DEPOSIT £920
- WELL APPORTIONED ACCOMMODATION
- REDECORATED ACCOMMODATION
- 2 DOUBLE BEDROOMS
- ELECTRIC HEATING & DOUBLE GLAZING
- COUNCIL TAX BAND 'A'



ABBOTT & FROST SALES • LETTINGS • COMMERCIAL

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4 Post Office Apartments, Victoria Street, Burnham On Sea, Somerset TA8 1AL

DEPOSIT:

£980 Payable prior to occupation.

ACCOMMODATION:

The Accommodation has been subject to redecoration work throughout and briefly comprises; Entrance Hall with new carpet, Modern fitted Kitchen, Bathroom with newly fitted flooring, Lounge and 2 Double Bedrooms. The property benefits from Double Glazing, Electric Heating.

OUTGOINGS:

The tenants will be responsible for all outgoing. Somerset (Sedgemoor District) Council Tax Band 'A' £1,633.42 - 2024/25

TENANCY:

Initially a 6 months Assured Shorthold Tenancy.

TENANT COSTS:

Please refer to our website for our Tenant Fee Structure. Holding Deposit (£180 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>

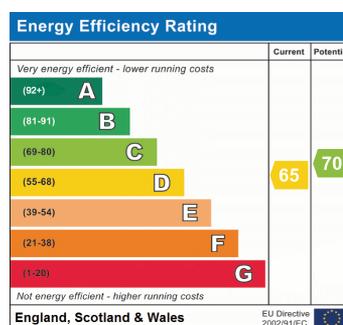
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

CONDITIONS:

Income of £24,000 minimum required. No sharers and Non Smokers

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>

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