



Flat 4 227 Berrow Road

Burnham-On-Sea, TA8 2JQ

£750 PCM



# PROPERTY DESCRIPTION

A One Bedroom Property with Gas Central Heating, UPVC Double Glazing and Parking in the Village of Berrow.

Kitchen Living Area\* Ground Floor Lobby\* Ground Floor Bathroom with Mixer Shower  
\*1st Floor Bedroom\* Gas Central Heating\* UPVC Double Glazing\* Allocated Parking Space\*

Deposit: £865

Furnishings: Not specified

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>91</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>49</b> |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

## Local Authority

Somerset Council Council Tax Band: A

Tenure:

EPC Rating: E



# PROPERTY DESCRIPTION

## Property Location

The property is situated on the north side of the town of Burnham on Sea near to the centre of the village of Berrow. The local pub, chemist, takeaway and Social Club are all within a short walk. The town centre of Burnham on Sea is approximately two miles drive. A public footpath gives access to the side of the property across the championship golf links of Burnham and Berrow to the miles of sandy beaches stretching from Burnham on Sea to Brean Down. The M5 Junction 22 at Edithmead is approximately three and a half miles drive giving easy access to Bristol, Taunton, Exeter & the M4 corridor.

## Accommodation

Kitchen Living Area\* Ground Floor Lobby\* Ground Floor Bathroom with Mixer Shower \*1st Floor Bedroom\* Gas Central Heating\* UPVC Double Glazing\* Allocated Parking Space\*

## Directions

From the town centre of Burnham on Sea proceed in a northerly direction along the Berrow Road and in just over one and a half miles you will see the village of Berrow and No. 227 is just prior to the Berrow Inn on your left hand side.

## NB

Non Smokers Only

All potential applicants must be able to provide full references and a full residential history.

## Holding Deposit

£170.00

## Deposit

£865.00

## Material Information:

\*Mains electric, gas and water at the property

\*Council Tax Band - A

\*No flooding in the last 5 years

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

\*Broadband and Mobile signal or coverage in the area

For an indication of specific speeds and supply or coverage in the area, we recommend potential tenants to use the Ofcom checkers below:

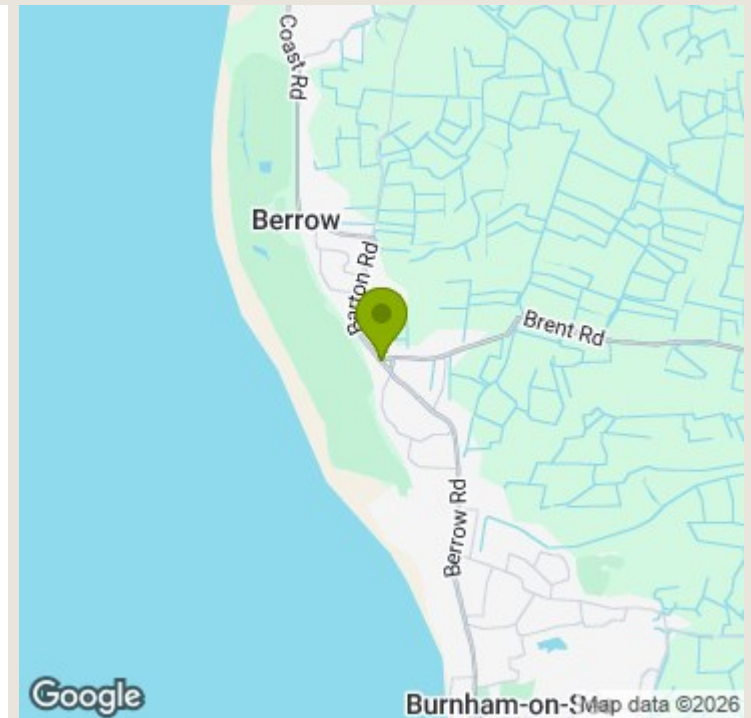
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

## TERMS:

The holding deposit of the property is equivalent to one weeks rent which for a successful application will go towards the first month's rent.

Cleaning at £60.00 (inc vat) per hour which will be deducted from the Security Deposit. Only charged when cleans is necessary to return the property to the same condition as at the start of the tenancy.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR TEAM

**01278 793700**

[lettings@berrymansproperties.net](mailto:lettings@berrymansproperties.net)

## IMPORTANT NOTICE

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at 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 guarantee can be given with regards to planning permission or fitness for purpose. No apparatus equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Parties are advised to check availability make an appointment to view before traveling to see a property.

