


# Flat 6 Mulberry Court Victoria Street

Burnham-On-Sea, TA8 1DZ

£925 PCM

BERRYMAN'S

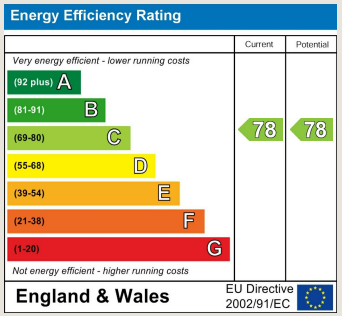
# PROPERTY DESCRIPTION

*Over 55's only* A luxury One Bedroom First Floor Retirement Apartment located in Mulberry Court in the picturesque town of Burnham-On-Sea. The property benefits from having a communal lounge, kitchen and WC, concierge service, door entry system, lift access and communal gardens. Generous storage, patio doors and Juliet balconies have been included where possible.

Entrance Hall* Luxury Wet Room with white suite and under floor heating* Open Plan Bespoke Italian Kitchen with KonigQuartz worktops, integrated slimeline dishwasher, fridge freezer and contemporary vinyl oak flooring leading in to the Lounge/Diner* Facility for a washing machine* Double Bedroom with wool carpets* Electric Heating* Double Glazing* Communal Lounge, Kitchen and WC* Communal Gardens* Door entry system* Lift Access to all floors* Guest Suite for visitors* Concierge Service* No parking*

**Deposit:** £1,065

**Furnishings:** Unfurnished




## Local Authority

Somerset Council  Council Tax Band: A

Tenure:

EPC Rating: C












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**Property Location:**

The property is conveniently located in the heart of Burnham-on-Sea and is a short walk away from local amenities, including the post office, cinema, swimming pool, town centre, sea front and various pubs and shops. The neighbouring towns of Berrow and Brean are a short drive away and the M5 Junction 22 at Edithmead is around 2 miles away, giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. The A38 also gives good access to Bristol Airport and there is a mainline railway link in the nearby town of Highbridge.

**Accommodation:**

Entrance Hall* Luxury Wet Room with white suite and under floor heating* Open Plan Bespoke Italian Kitchen with KonigQuartz worktops, integrated slimeline dishwasher, fridge freezer and contemporary vinyl oak flooring leading in to the Lounge/Diner* Facility for a washing machine* Double Bedroom with wool carpets* Electric Heating* Double Glazing* Communal Lounge, Kitchen and WC* Communal Gardens* Door entry system* Lift Access to all floors* Guest Suite for visitors* Concierge Service* No parking*

**Directions:**

From the M5 motorway exit at junction 22 and take the A38 exit to Weston-Super-Mare/Burnham- On-Sea/Bristol (South)/Airport. At the Edithmead roundabout take the second exit onto the B3140 and at the next roundabout again take the second exit (onto Love Lane/B3140). At the third roundabout take the second exit (onto Manor Road/B3140), then turn left at St. Andrew's Church onto Victoria Street. The property is located on your left.

**NB:**

Over 55's only

No Pets

Non-Smokers Only

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

**Holding Deposit:**

£210.00

**Deposit:**

£1065.00

**Material Information:**

*Mains electric and water at the property

*Property has a water meter

*No flooding in the last 5 years

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:

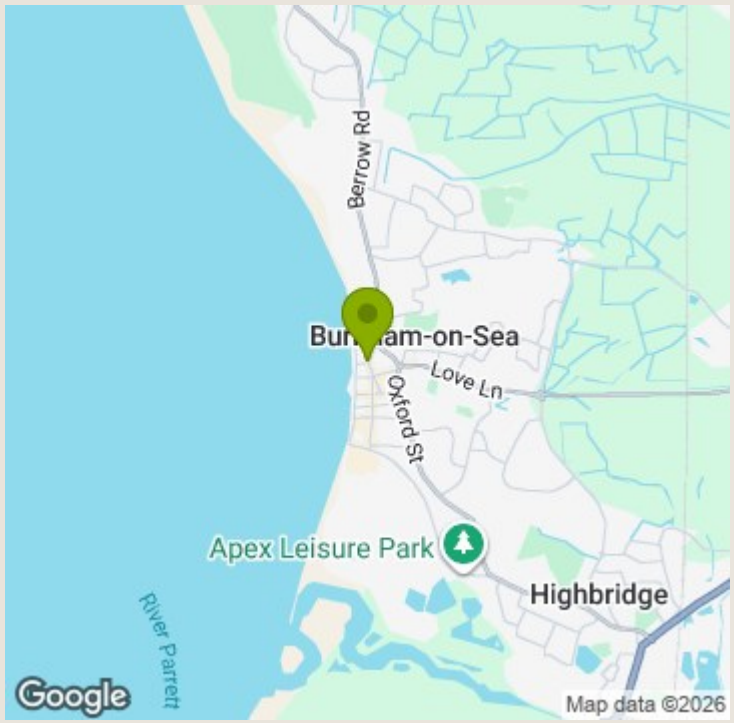
checker.ofcom.org.uk/en-gb/broadband-coverage

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

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.

BERRYMANS

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The Property Ombudsman