



27 Brent Street
Highbridge, TA9 4DT
£1,650 PCM



PROPERTY DESCRIPTION

COMING SOON! A deceptively spacious 4 Bedroom detached , dormer-style Bungalow in the sought-after village of Brent Knoll.

Local Authority

Somerset Council Council Tax Band: E

Tenure:

EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Property Location

A deceptively spacious 3/4 Bedroom detached , dormer-style Bungalow in the sought-after village of Brent Knoll. Situated in a very popular Somerset village the property is within easy reach of the Village Hall, tennis club, school and local pub. The M5 junction 22 at Edithmead is one and a half miles drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor. There is a mainline railway link at Highbridge, two and a quarter miles and Bristol International Airport is some 40 minutes drive.

Accommodation

Porch* Entrance Hall* Kitchen/Diner with built in Oven & Hob doors out to garden over looking fields* Utility Area* Lounge* Downstairs Shower Room* 2 x Downstairs Bedrooms one with fitted wardrobes* Cloakroom/Study* Small Landing (upstairs)* One Double Bedroom with En-Suite Shower room* 2nd Double Bedroom with En-suite Bathroom* Garage* Side Store area*

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso Service Station proceed out of Burnham on Sea along Love Lane towards the motorway roundabout at the M5 Junction 22 at Edithmead. Take a left turn signposted Bristol Airport/Weston-super-Mare at the roundabout and within half a mile turn left into Brent Street the property is located on the left hand side.

NB

Pets Considered

Non-Smokers Only

12 Months tenancy with a 6 months break clause

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

Deposit

£1900.00

Holding Deposit

£380.00

Material Information

*Mains electric, gas and water and sanitary macerator toilets at the property.

*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:

<https://checker.ofcom.org.uk/en-gb/broadband-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. If you wish to vacate the property prior to the end of the six-month fixed terms and your landlord is in agreement, we will endeavour to relet the property.

Please be aware should we not be able to relet you will still be liable of the rent for the fixed term of the tenancy.

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.

