



10 Howard Close

Burnham-On-Sea, TA8 2TB

£1,350 PCM



PROPERTY DESCRIPTION

A four/five bedroom detached house situated in a sought after cul-de-sac location close to local amenities.

Entrance Hall* Cloackroom* Lounge* Dinning Room* Kitchen* Sitting Room/Ground Floor Bedroom* First Floor Landing* 4 Double Bedrooms with 2 built in Cupboards* Double Bedroom* Bathroom with Suite Shower over Bath* Rear Garden* Summerhouse/ Home office* Off Street Parking* Gas Central Heating* UPVC Double Glazed Windows*

Local Authority

Somerset Council Council Tax Band: D

Tenure:

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Property Location

The property is situated in a modern residential development close to Burnham-on-Sea town centre and sea front, within a short walk of Tesco supermarket. The M5 junction 22 at Edithmead is approximately a 3 mile drive giving excellent access to Bristol, Taunton, Exeter and the M4 corridor.

Accommodation

Entrance Hall*

Cloackroom*

Lounge (15'10" x 11'4")*

Dinning Room(11'9" x 10'0")*

Kitchen(13'3" x 8'5")*

Sitting Room/Ground Floor Bedroom(16'5" maximum x 8'0")*

First Floor Landing*

4 Double Bedrooms with 2 built in Cupboards*

Bathroom with Suite Shower over Bath (7'2" x 6'6")*

Rear Garden*

Summerhouse/ Home office (12'5" x 9'2")

Off Street Parking*

Gas Central Heating*

UPVC Double Glazed Windows*

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed along Love Lane to the roundabout beside Tesco. Take the first exit which is a continuation of Love Lane and the next left into Hawley Way.

Turn first left into Cunningham Road and Howard Close will be found on the left hand side.

NB

No Pets

Non-Smokers Only

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

Deposit

£1555.00

Holding Deposit

£310.00

Material Information

*Mains electric, gas and water 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.

