



### 1 BEDROOM FLAT FOR RENT

- Deposit £750
- Kitchen/Breakfast Room
- Close to Town Centre & Sea Front
- Bathroom
- Lounge
- Gas C/H

# Apartment 2, Reed Arms, Pier Street, Burnham-on-Sea, Somerset, TA8 1BT

A 2ND FLOOR FLAT CLOSE TO SEA FRONT AND HIGH STREET

## DEPOSIT

£750 payable prior to occupation.

## ACCOMMODATION

The Accommodation briefly comprises Entrance Hall with entry phone system, Lounge with dual aspect windows, Kitchen/Breakfast room with built in cooker, Bedroom, Bathroom, Gas Central Heating and Double Glazing.

## OUTGOINGS

The tenants will be responsible for all outgoing.  
Somerset Council Tax Band 'A' 2023/24 - £1,416.76

## TENANCY

Initially a six months assured shorthold tenancy.

## TENANT COSTS

Please refer to our website for our fee structure. Holding Deposit (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).

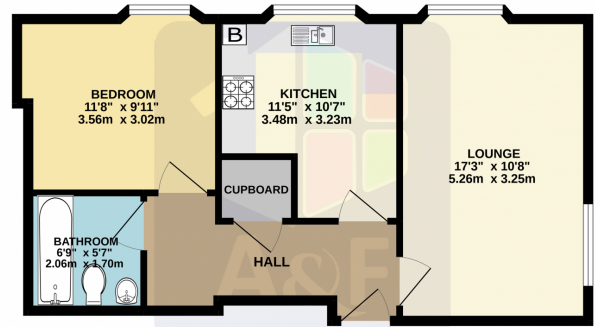
## CONDITIONS

Income of £19,500 minimum required. Non smokers & No sharers.

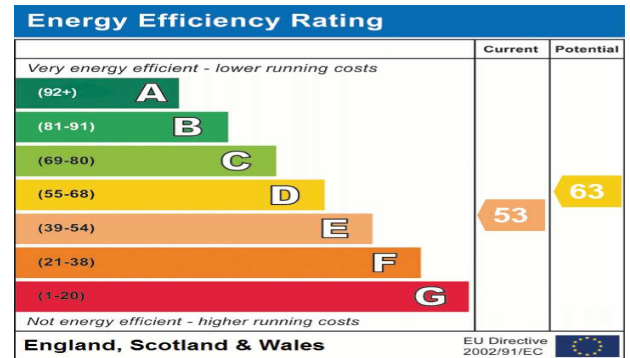
## AVAILABILITY

October 2023.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and other items are approximate and are not intended to be used for any purpose other than a guide. The tenant, agents and applicants should have been advised and no guarantee as to this accuracy can be given.  
Made with Metropoin 10/2/22



Address: Apartment 2, Reed Arms, Pier Street, Burnham-on-Sea, ..

### 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>

