



1 BEDROOM FLAT FOR RENT

- Deposit £725
- Lounge & Kitchen Area
- Utility
- Bedroom & Shower Room
- Electric Heating & Dbl Glz
- Parking Space

Flat 3 58 Esplanade, Burnham On Sea, Somerset, TA8 2AG

FIRST FLOOR ONE BEDROOM FLAT WITH SEA VIEWS



DEPOSIT:

£725 Payable prior to occupation

ACCOMMODATION:

Entrance Hall, Telephone entry system, Lounge with sea views, Kitchen area, Bedroom, Shower Room, Utility on 1/2 landing, Parking space. Electric Heating & Double Glazing.

OUTGOINGS:

The Tenant will be responsible for all outgoing. Sedgemoor District Council. Council Tax Band: 'A' £1416.76 - 2023/2024

TENANCY:

Initially a six months Assured Shorthold Tenancy.

TENANT COSTS:

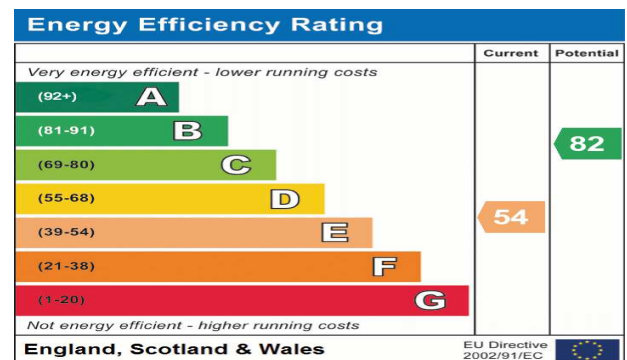
Please refer to our website for our Tenant Fee Schedule. Holding Deposit (per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant 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 £22,000 or over is required. The property is available to working applicants, non smokers & no sharers.

AVAILABILITY:

JUNE 2023.



Address: Burnham On Sea, Somerset, TA8

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/ukxi/2008/12277/contents/made>

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