



### 1 BEDROOM TOP FLOOR FLAT TO RENT

- Deposit £690
- 1 Bedroom
- Sea Views
- Living Room & Kitchen
- Gas Central Heating
- No Parking

# Flat 1 Paxton House, 24 Esplanade, Burnham On Sea, Somerset, TA8 1BQ

## TOP FLOOR 1 BEDROOM FLAT

GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.

### DEPOSIT:

£690 Payable prior to occupation

### ACCOMMODATION:

New Decorated throughout. Hall, Living Room, Kitchen, Bedroom & Bathroom. Gas Central Heating & Double Glazing. No Parking. Sea Views.

### OUTGOINGS:

The Tenants will be responsible for all outgoing. Somerset Council. Council Tax Band 'A' - £1,416.76 2023/2024.

### TENANCY:

Initially a six months Assured Shorthold Tenancy.

### TENANT COSTS:

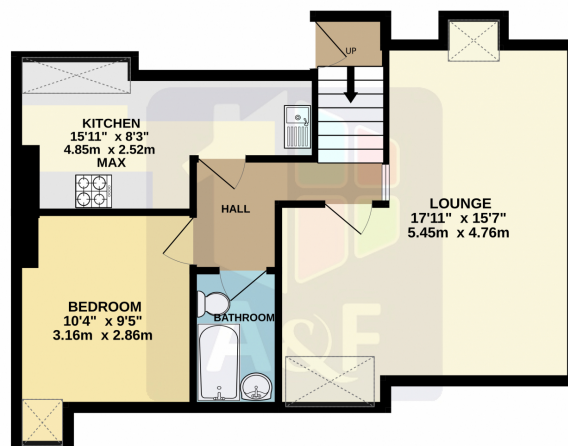
Please refer to our website for our Tenant Fee Schedule. Holding Deposit (per tenancy) - One weeks rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant 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:

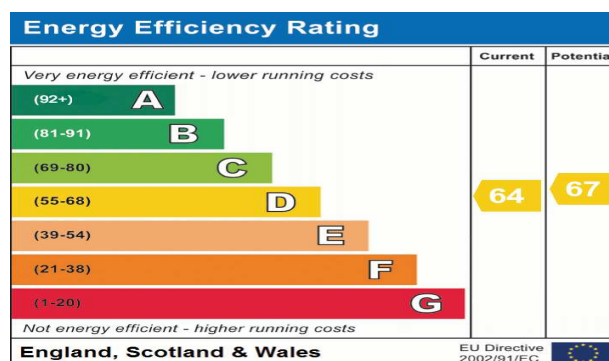
Income of £18,000 or over is required. Non smokers & no sharers.

### AVAILABILITY:

JULY/AUGUST 2023.



TOTAL FLOOR AREA: 545 sq.ft. (50.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other areas are approximate and are not intended to be used for any other purpose or as a guarantee. This plan, its dimensions and any other information should be used as a guide only for information purposes. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
Made with Metropix 2023



Address: 24 Esplanade, 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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