

2 BEDROOM FIRST FLOOR FLAT FOR RENT

- Gas Central Heating
- Newly Refurbished
- 2 Bedrooms
- Built in Cooker/Hob
- Town Centre Location
- NO PARKING

39b Adam Street, Burnham On Sea, Somerset, TA8 1PQ

Newly refurbished throughout - 2 bedroom first floor flat to rent with its own entrance, gas central heating. New kitchen & Shower room. - NO PARKING.

DEPOSIT

£950 Payable prior to occupation

ACCOMMODATION

Front door to Entrance Hall, Stairs to Landing, Lounge, Kitchen with intergrated Cooker & hob, Two bedrooms, Shower Room, Separate wc, Gas Central Heating, Double Glazing. Newly decorated and new carpets and flooring throughout.

OUTGOINGS

The tenants will be responsible for all outgoing. Somerset Council Tax Band 'A' 2023/24 - £1418.94

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 £25,000 or over required. Non smokers & No sharers.

AVAILABILITY

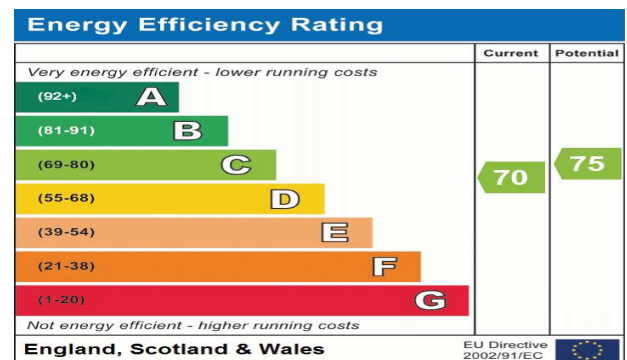
November 2023

PARKING

We understand that a residential parking permit is available from Somerset Council for local car parks.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022



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/uksi/2008/12277/contents/made>

A&F Property Group
18 College Street
Burnham on Sea
Somerset, TA8 1AE



Tel: 01278 78 22 66

Fax: 01278 79 21 23

www.aandfproperty.co.uk

lettings@aandfproperty.co.uk