



4 BEDROOM DETACHED HOUSE TO RENT

- Deposit £1670
- 4 Bedrooms
- Double Length Garage
- 2 Ensuites
- Solar Panels
- Gas C/h & Double glazing.

21 Olivier Close, Burnham-On-Sea, Somerset, TA8 1RA

4 Bedroom detached house in a desired location, with, double garage 2 en-suites, gas central heating & double glazing

DEPOSIT:

£1670 PAYABLE PRIOR TO OCCUPATION.

ACCOMMODATION:

ENTRANCE HALL, STUDY, LIVING ROOM, CONSERVATORY, DINING ROOM, UTILITY ROOM, DOWNSTAIRS WC, KITCHEN, MASTER BEDROOM WITH ENSUITE, 2ND BEDROOM WITH EN SUITE, 2 FURTHER BEDROOMS, SHOWER ROOM, GARDEN, DOUBLE GARAGE. GAS CENTRAL HEATING, DOUBLE GLAZING

OUTGOINGS

TENANT IS RESPONSIBLE FOR ALL OUTGOINGS

SOMERSET COUNCIL BAND E- . £2,597.39 for 2023/24

TENANCY

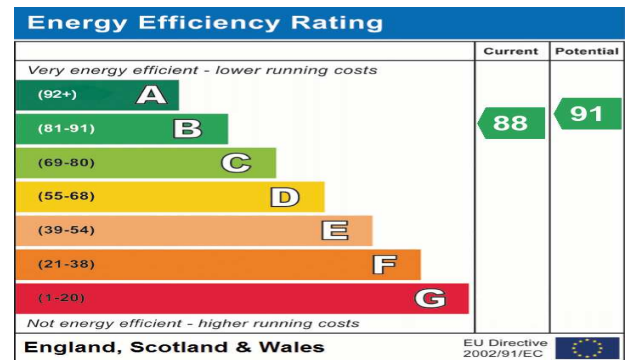
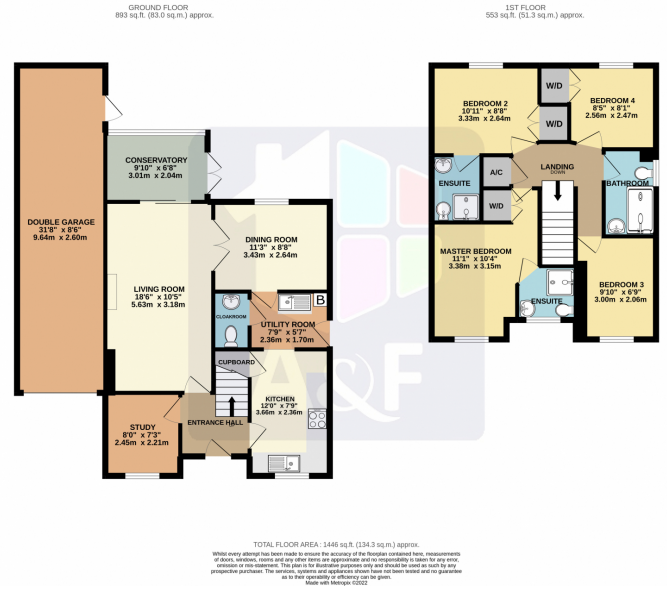
18 MONTHS ASSURED SHORTHOLD TENANCY

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).

CONDITONS:

Income of £43,500 or over is required. The property is available to working applicants only, non smokers, no sharers



Address: Burnham-On-Sea, 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