



The Highbury, Weston-super-Mare, BS23 2DL

£999

T: 01934 624400 [www.saxonswsm.co.uk](http://www.saxonswsm.co.uk)

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This exceptional home is finished to an extremely high standard throughout and offers a lovely light and spacious feel from the moment you enter. The property benefits from secure entry with lift and stair access to the second floor. In brief entrance hall, a 25ft x 20ft lounge/dining area with uninterrupted views across Weston bay, fully integrated luxury kitchen, master bedroom with recently installed wet room, a further double bedroom and bathroom. Available mid December on an unfurnished basis subject to references.



## **TERMS & CONDITIONS**

A full Terms & Conditions for Tenants can be issued upon request from any Saxons Office.

## **TENANCY PERIOD**

The property is being Let on an Assured Short hold Tenancy Agreement for a minimum of 6 months. The Landlord has indicated that this may be extended after the initial 6 month Tenancy.

## **AVAILABILITY**

The property is offered on an UNFURNISHED basis and available immediately.  
(Subject to Referencing).

## **REFERENCING/ADMIN**

### **DEPOSIT**

The tenant(s) are required to pay the equivalent of 5 weeks rent as a deposit (unless an alternative amount is agreed). The deposit will be placed in the government approved TDS scheme.

### **FIRST MONTHS RENT IN ADVANCE**

The tenant(s) are required to pay the first months rent in advance before the start of the tenancy agreement (subject to successful credit and reference checks). A copy of photo ID will be required when submitting your reference form along with proof of address.

## **ROOM DIMENSIONS**

Lounge/Diner - 25'8" X 21'0"

Kitchen - 11'0" x 9'3"

Bed 1 - 13'3" x 11'4"

Ensuite - 10'11" x 4'9"

Bed 2 - 11'2" x 11'0"

Bathroom - 6'7" x 5'5"

## **ADDITIONAL RESTRICTIONS**

The Landlord has advised us of the following restrictions:

1. No Smokers
2. No Sharers
3. No Students
4. No Pets

## **COUNCIL TAX BANDING**

The Council Tax is currently band: D  
(according to [www.voa.gov.uk](http://www.voa.gov.uk))

## **VIEWING ARRANGEMENTS**

By telephone appointment, please try and allow 24 hours notice.

Monday - Friday 9am - 5.30pm

01934 411830

## **COMMUNAL GARDENS**

The property benefits from use of the communal gardens.

## **PARKING**

The property benefits from allocated parking for 1 car.

## **DIRECTIONS**

From Saxons Weston office continue along the Boulevard towards the Sea Front and turn right and continue along the Sea Front past Marine Lake and turn right opposite Knightstone Causeway into Upper Church Road, continue over the crossroads into Highbury Road and take the second left into Atlantic Road, where the property can be found on the immediate right hand side.















These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Second Floor

