



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Fearnville Estate, Clevedon, BS21 6PX

£1,150 Per month





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Fearnville Estate

Clevedon, BS21 6PX

- Ground Floor Apartment
- Modern Kitchen
- Gas Central Heating
- 2 Bedrooms
- White Suite Bathroom
- 1 Off Street Parking Space

Nestled within the desirable Fearnville Estate in Clevedon, this charming two-bedroom apartment offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a spacious reception room that seamlessly integrates with the kitchen, creating an inviting space ideal for both relaxation and entertaining. The well-appointed kitchen is designed for practicality, ensuring that meal preparation is a delight.

The apartment features one generously sized bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, offering modern fixtures and a soothing atmosphere.

One of the standout features of this property is the availability of off-street parking, a rare find in many urban settings, ensuring that your vehicle is secure and easily accessible.



Accommodation

Front door opens to :

Entrance Hall

Storage cupboard. Radiator. Door opens to :

Kitchen/Diner

17'8 x 12'9 (5.38m x 3.89m)

The kitchen area offers base and eye level units with working surfaces. Bowl and half sink. Built in electric oven and gas hob with extractor over. Built in dishwasher. Space and plumbing for a washing machine. Space for fridge freezer. Double glazed window. Radiator.

The lounge has a double glazed window and radiator.

Bedroom 1

11'5 max x 10'3 min x 9'4 (3.48m max x 3.12m min x 2.84m)

Double glazed window. Radiator.





Bedroom 2

11'9 max x 9'5 min x 8'5 (3.58m max x 2.87m min x 2.57m)

Double glazed window. Radiator. Built in wardrobes.

Bathroom

A white suite comprising wash hand basin, WC and bath with a shower. Towel rail radiator. Partially tiled walls. Obscure double glazed window.

Outside

1 off street allocated parking space.

Rent Per Calendar Month £1150.00

Deposit : £1326.00

Energy Performance Certificate Rating : C

Council Tax Band : B

Members Of The Property Ombudsman

Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.





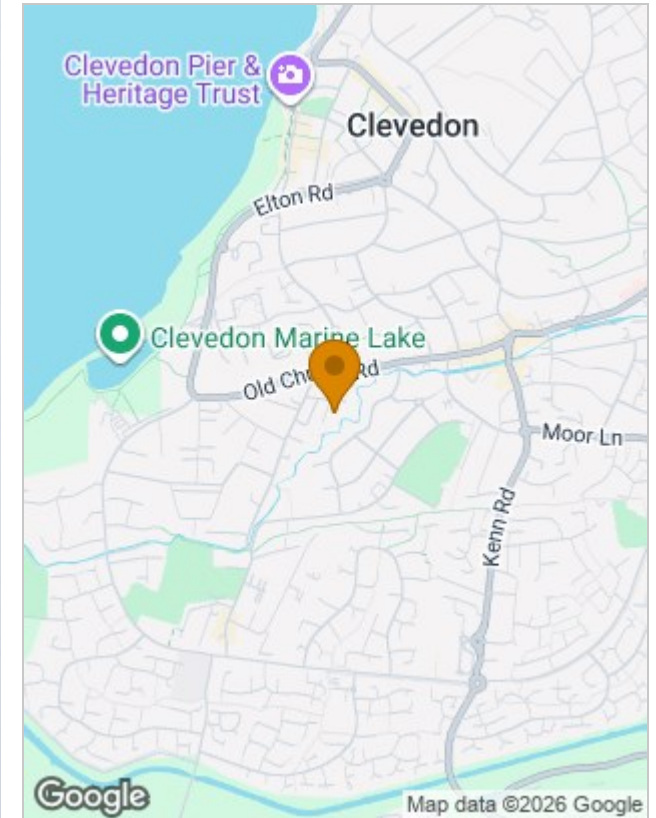


Viewing

Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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