



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



, 3 Manor Cottages, Clevedon, BS21 7AN

£1,200 Per month





3 Manor Cottages, Clevedon, BS21 7AN

- 3 Bedrooms
- Kitchen/Diner
- Wood Burner
- Semi-Detached
- White Suite Bathroom
- Off Street Parking

Nestled in the charming village of Walton-In-Gordano, Clevedon, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The heart of the home is undoubtedly the spacious kitchen/diner, which is designed for both functionality and socialising. This area is perfect for family meals or gatherings with friends, allowing for a seamless flow between cooking and dining.

The property also features a well-appointed bathroom, ensuring that all your needs are met. The surrounding area is known for its picturesque landscapes and community spirit, making it a wonderful place to call home.

£1,200 Per month



Accommodation

Front door opens to :

Entrance Hall

Obscure double glazed window. Radiator. Stairs rising to first floor. Door opens to :

Sitting Room

12'9 x 10'9 (3.89m x 3.28m)

Window. Radiator. Wood burner. Opens to :

Kitchen/Diner

17'3 x 11'9 max x 8'5 min (5.26m x 3.35m 2.74m max x 2.57m min)

The kitchen area offers base and eye level units with working surfaces. Single bowl sink. Tiled splash back. Oven with hob. Double glazed window.

The dining area offers a feature fireplace and window. Door opens to :

Internal Hall

Door providing access to the rear. Door opens to :





Bathroom

A white suite comprising wash hand basin, WC and bath with shower. Radiator. Obscure double glazed window.

Stairs & Landing

Double glazed window. Door opens to :

Bedroom 1 12'8 x 10'9 (3.86m x 3.28m)
Window. Radiator. Feature fireplace.

Bedroom 2 12'1 x 9'3 (3.68m x 2.82m)
Window. Radiator.

Bedroom 3 9'2 x 8'6 (2.79m x 2.59m)
Window. Radiator.

Outside

To the front of the property you have a lawn surrounded by mature shrubs. Access to a storage unit.

Rent Per Calendar Month : £1200.00

Deposit : £1384.00

Energy Performance Certificate Rating : D

Council Tax Band : D

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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