

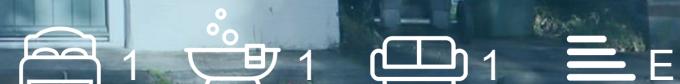


Adrian Wedlake  
RESIDENTIAL LETTINGS & MANAGEMENT



Walton Street, Clevedon, BS21 7AW

£750 Per month





£750 Per month

# Walton Street

Clevedon, BS21 7AW

- Sitting Room
- Double Bedroom
- Electric Heating
- Well Fitted Kitchen
- Shower Room
- Allocated Parking Space

A lovely example of an Old Village Shop converted into a one bedroom house. The accommodation comprises of a sitting room, well fitted kitchen, shower room and double bedroom. Located in popular Walton In Gordano. This property benefits from an allocated parking space.



## Accommodation

Front door opens to :

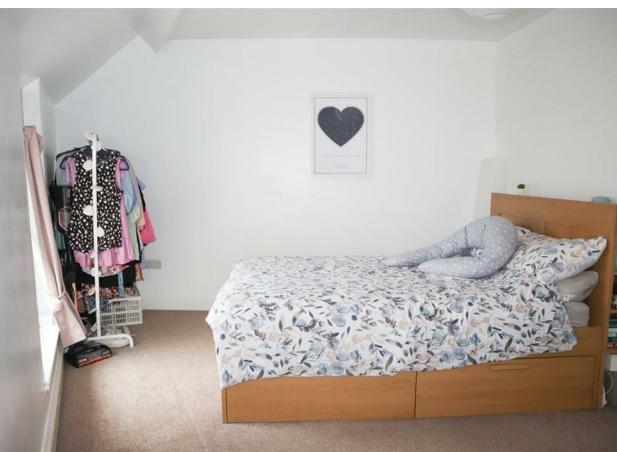
### Sitting Room

18'2 max x 14'1 min x 18'5 max x 12'2 min (5.54m max x 4.29m min x 5.61m max x 3.71m min)

These measurements include the stairs rising to first floor. Window over looking Walton Street. TV point. Electric heater. Door opens to :

### Kitchen

8'1 x 5'5 (2.46m x 1.65m)  
Base & eye levels with working surfaces. Single bowl sink. Tiled splash back. Built in four ring electric hob. Built in oven. Extractor. Space & plumbing for a washing machine. Velux window.





### Stairs & Landing

Loft access. Opens to :

### Bedroom 1

18'4 x 10'7 (5.59m x 3.23m)

Sash windows over looking Walton Street. Heater. Space for a small desk. Door opens to :

### Shower Room

A white suite comprising pedestal wash hand basin, WC and walk in shower. Partially tiled walls. Towel rail radiator. Mirror fronted cabinet. Extractor. Velux window.

### Outside

To the right of the property there is an allocated space for the bins. Further up Walton Street on the left hand side is 1 allocated parking space.

**Rent Per Calendar : £750.00**

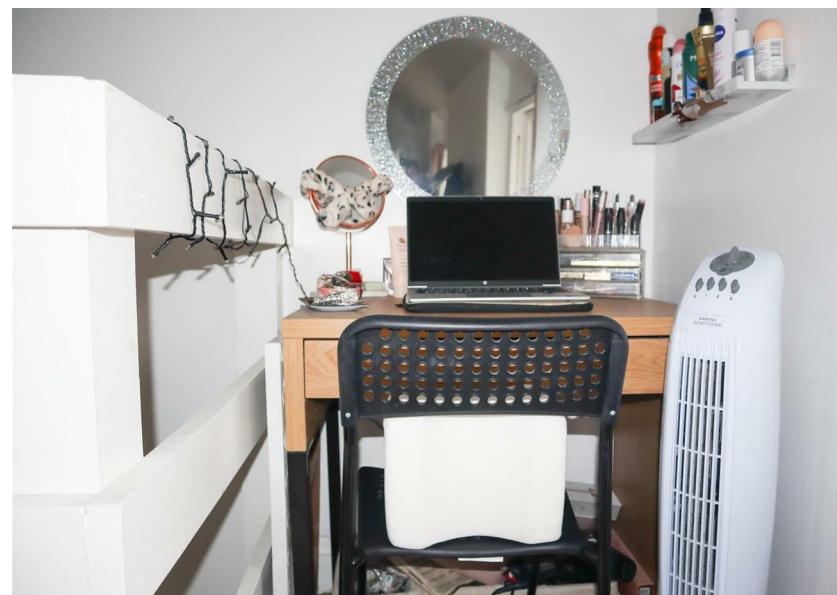
**Deposit : £865.00**

**Council Tax Band : B**

**Energy Performance Certificate Rating : E**

### 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.



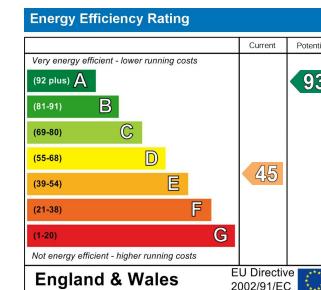




Location Map



Energy Performance Graph



### 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.

Adrian Wedlake Residential Lettings & Management

Tel: 07931 138802

Adrianwedlake@outlook.com

Adrianwedlakelettings.com