



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Claremont Gardens, Clevedon, BS21 5BG

£1,000 Per month





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Claremont Gardens

Clevedon, BS21 5BG

- Two Bedroom House
- Double Glazing
- Modern Bathroom
- Off Street Parking
- Electric Heating
- Modern Kitchen
- Conservatory
- Close To The Riverbank

A modern home located in close proximity to Hazel Close and riverside walks. The accommodation comprises two bedrooms, bathroom, sitting room, kitchen/diner and conservatory. The outside of the property benefits gardens to the front and rear and an off street parking space.



Accommodation

Front door opens to :

Porch

An ideal space for shoes and hanging coats. Opens to :

Sitting Room

14'5 x 11'6 (4.39m x 3.51m)
This measurement includes the stairs. Double glazed window over looking the front garden. Electric heater. TV point. Opens to :

Kitchen/Diner

11'6 x 7'8 (3.51m x 2.34m)
Base and eye level units with working surfaces. Bowl and half stainless steel sink. Tiled splash back. Space and plumbing for washing machine. Double oven with hob. Space for fridge freezer. Double glazed window. Door leading into :

Conservatory

9'4 x 5'3 (2.84m x 1.60m)
Double glazed window over looking the rear garden. Door opens to rear garden.



Landing

Loft access. Door opens to :

Bedroom 1

9'5 x 8'4 (2.87m x 2.54m)
These measurements exclude the built in wardrobes.
Double glazed window over looking the rear garden.
Heater.

Bedroom 2

11'6 max x 8'2 min x 7 (3.51m max x 2.49m min x 2.13m)
Double glazed window over looking Claremont Gardens.
Electric heater. Storage cupboard.

Bathroom

A white suite comprising pedestal wash hand basin, WC, bath with shower. Partially tiled walls. Mirror. Heater. Extractor.

Outside

Rear Garden

Bound by panel fencing. Gate proving access to the allocated parking space. Patio area with a center area laid to artificial grass.

Front Garden

Mainly laid to grass with a path leading to the front door.

Rent Per Calendar Month : £1000.00

Deposit : £1153.00

Council Tax Band : B

Energy Performance Certificate Rating : D

Members Of The Property Ombudsman

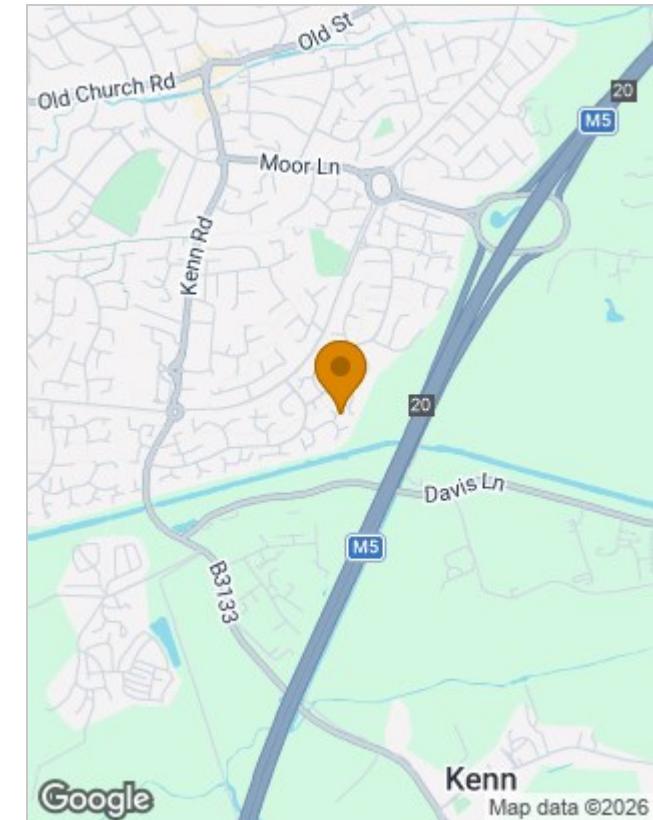
Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.



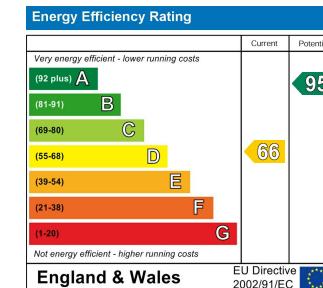




Location Map



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