

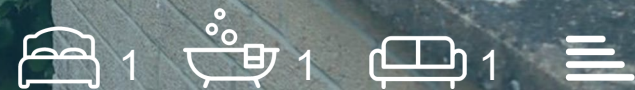


Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



The Leys, Clevedon, BS21 7YQ

£875 Per month





The Leys

Clevedon, BS21 7YQ

- Ground Floor Apartment
- Modern Kitchen
- Rear Garden
- Close Proximity To Marshalls Field
- 1 Bedroom
- New Shower Room
- Off Street Parking
- Located On The Level

Welcome to this immaculate one-bedroom apartment located in the desirable area of The Leys, Clevedon. This charming ground floor property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a tranquil living space.

As you enter the apartment, you will be greeted by a well-proportioned reception room that provides a warm and inviting atmosphere. This space is perfect for relaxing or entertaining guests, with ample room for furnishings that reflect your personal style. The apartment features a thoughtfully designed bedroom, ensuring a peaceful retreat at the end of the day.

The shower room is modern and well-appointed, providing all the necessary amenities for your daily routine. One of the standout features of this property is the delightful rear garden, which offers a private outdoor space to enjoy fresh air and sunshine.



£875 Per month



Accommodation

Front door opens to :

Entrance

An ideal space for shoes and hanging coats. Door opens to :

Siting Room

17'1 max x 12 min x 11'3 (5.21m max x 3.66m min x 3.43m)

Double glazed window. Electric heater. Door opens to :

Kitchen

13'1 x 5'6 (3.99m x 1.68m)

Base and eye level units with working surfaces. Tiled splash back. Bowl and half sink. Space and plumbing for a washing machine and dishwasher. Space for fridge freezer. Double oven and hob. Electric heater. Door providing access to the rear garden.

Hallway

Storage Cupboard. Door opens to :



Bedroom

9'5 x 9'2 (2.87m x 2.79m)

Measurements exclude the built in wardrobes. Double glazed window over looking the rear garden. Electric heater.

Shower Room

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

Outside

To the front of the garden offers a level lawn with mature shrubs to the border.

The rear gardens offers a patio area leading onto the level lawn. Access to the garage which offers half of the garage space for storage. Off street parking space.

Rent Per Calendar Month : £875.00

Deposit : £1009.00

Energy Performance Certificate Rating : E

Council Tax Band : A

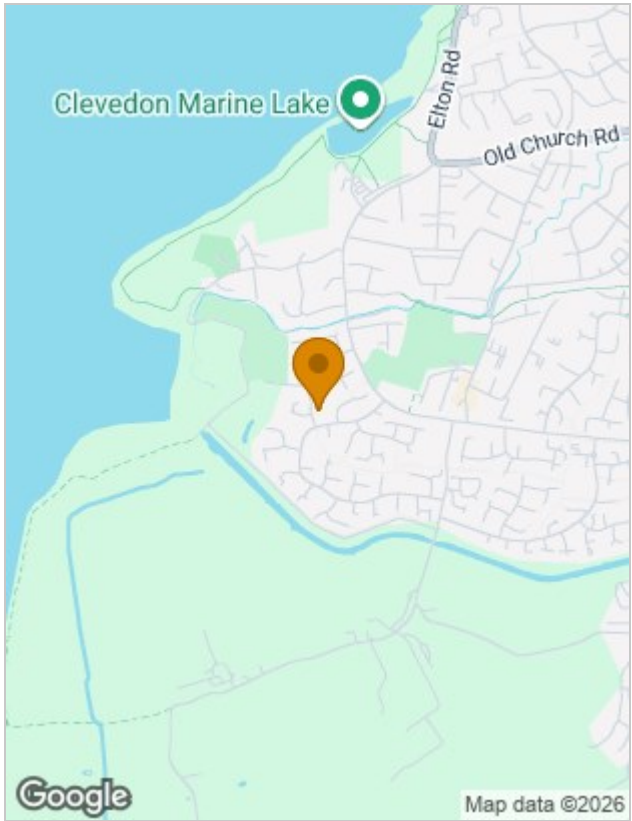
Members Of The Property Ombudsman

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

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

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