



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Wakedean Gardens, Bristol, BS49 4BL

£1,500 Per month





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Wakedean Gardens

Bristol, BS49 4BL

- 3/4 Bedrooms
- Double Glazed
- Spacious Kitchen
- Gas Central Heating

Nestled in the charming area of Wakedean Gardens in Yatton, this four-bedroom house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a reception room, ideal for both relaxation and entertaining guests. The property boasts four bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

The house features two shower rooms, ensuring convenience for busy mornings and accommodating family needs with ease. The rear garden is a lovely outdoor space, perfect for enjoying sunny days, gardening, or simply unwinding after a long day.

This property is situated in a friendly neighbourhood, making it an excellent choice for families and professionals alike. With its generous living space and desirable location, this home is a wonderful opportunity for anyone looking to settle in the vibrant community of Yatton. Don't miss the chance to make this charming house your new home.



Accommodation

Front door opens to :

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard. Radiator. Door opens to :

Kitchen/Lounge

17'8 max x 9'5 min x 11'4 max x 9'7 min (5.38m max x 2.87m min x 3.45m max x 2.92m min)

The kitchen area offers base and eye level units with working surfaces. Single bowl stainless steel sink. Oven with hob. Washing machine. Double glazed window. Patio door.

Lounge : Door opens to :

Shower Room

A white suite comprising wash hand basin, WC and walk in shower. Partially tiled walls. Extractor. Obscure double glazed window. Radiator.





Bedroom 4/Dining Room 13 x 8'7 (3.96m x 2.62m)
Double glazed window. Radiator.

Stairs & Landing
Loft acces. Double glazed window. Door opens to :

Bedroom 1 10 x 8'3 (3.05m x 2.51m)
Double glazed window. Radiator.

Bedroom 2 11'1 x 6'8 (3.38m x 2.03m)
Double glazed window. Radiator.

Bedroom 3 8'9 x 3'9 (2.67m x 1.14m)
Double glazed window. Radiator.

Shower Room
A white suite comprising wash hand basin, WC and walk in shower. Double glazed window. Extractor. Radiator.

Outside
An ideal space to entertain which leads onto the artificial grassed area. Access to the storage shed which house the dryer.

Parking for several cars.

Rent Per Calendar Month : £1500.00

Deposit : £1730.00

Energy Performance Certificate : E

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.





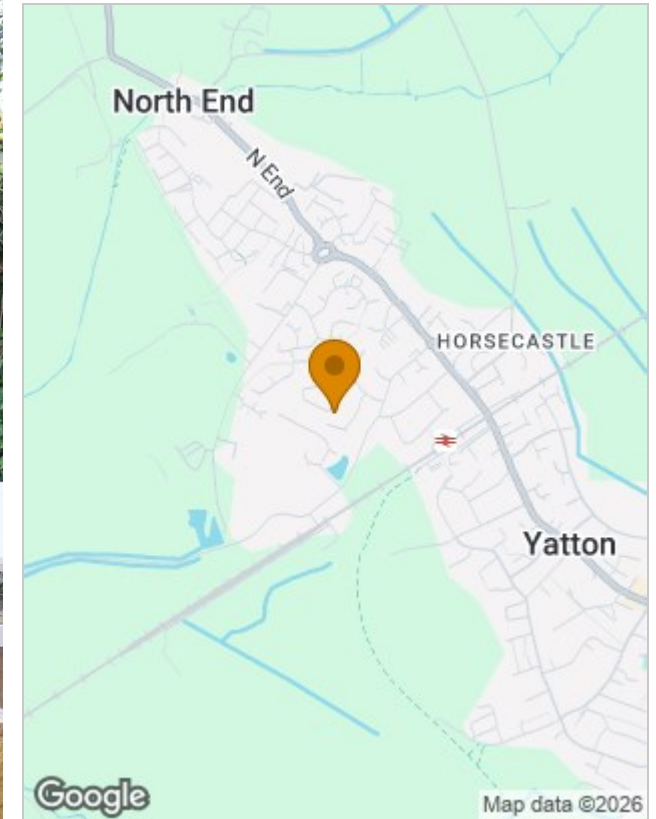


Viewing

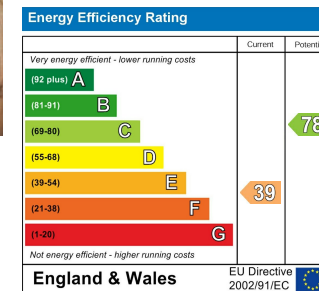
Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

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



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