



**Adrian Wedlake**  
RESIDENTIAL LETTINGS & MANAGEMENT



Fosseway, Clevedon, BS21 5EB

£1,295 Per month





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# Fosseway

Clevedon, BS21 5EB

- Three Bedrooms
- A Beautifully Extended Home
- Gas Centrally Heated
- Located On The Level
- Garage
- Open Plan Living
- Downstairs Cloakroom
- Double Glazed
- Gardens To The Front & Rear
- Parking

A beautiful example of an extended home located on popular Fosseway, The open plan living offers spacious accommodation, ideal for entertaining. The home includes a downstairs cloakroom, three bedrooms, bathroom and gardens to the front and rear. Located on the level you are close proximity to St John's Primary School and a small walk to local amenities.



## Accommodation

From Fosseway a path leads to the front door. Door opens to :

## Entrance Hall

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

## Cloakroom

A white suite comprising WC and wash hand basin, Storage cupboard.

## Sitting Room

16'5 x 12'1 (5.00m x 3.68m)

Measurements include the stairs. Double glazed window over looking the front garden. TV point. Radiator. Storage cupboard. Opens to :

## Kitchen

16'6 x 10'7 max x 6'3 min (5.03m x 3.23m max x 1.91m min)

Base & eye level units with working surfaces. Bowl and half stainless steel sink. Tiled splash back. Oven and hob with extractor. Space for fridge freezer, space and plumbing for washing machine and dish washer, space for dryer. Breakfast bar.





**Dining Room** 14'3 x 9'9 (4.34m x 2.97m)  
Velux windows. Double glazed window. Radiator. Sliding patio door leading onto the rear garden. Radiator.

**Stairs & Landlord**  
Storage cupboard. Stairs to second floor.

**Bedroom 1**  
14'7 x 9 max x 7'2 min (4.45m x 2.74m max x 2.18m min)  
Measurements exclude the built in wardrobes. Double glazed window over looking the rear garden. Radiator.

**Bedroom 2** 11'1 x 8 (3.38m x 2.44m)  
Double glazed window. Radiator.

**Bathroom**  
A white suite comprising pedestal wash hand basin, WC, bath with shower. Partially tiled walls. Extractor. Towel rail radiator. Obscure double glazed window.

**Bedroom 3**  
Measurements and description to follow.

**Outside**  
Front Garden

A patio area which leads onto the lawn. Storage cupboard. Side access to the rear garden.

Rear Garden

A level lawn with a patio area. An ideal space to enjoy your morning coffee or a glass of wine on an evening.

There is the added benefit of a garage and parking.

**Rent Per Calendar Month : £1295.00**

**Deposit : £1494.00**

**Council Tax Band : C**

**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.





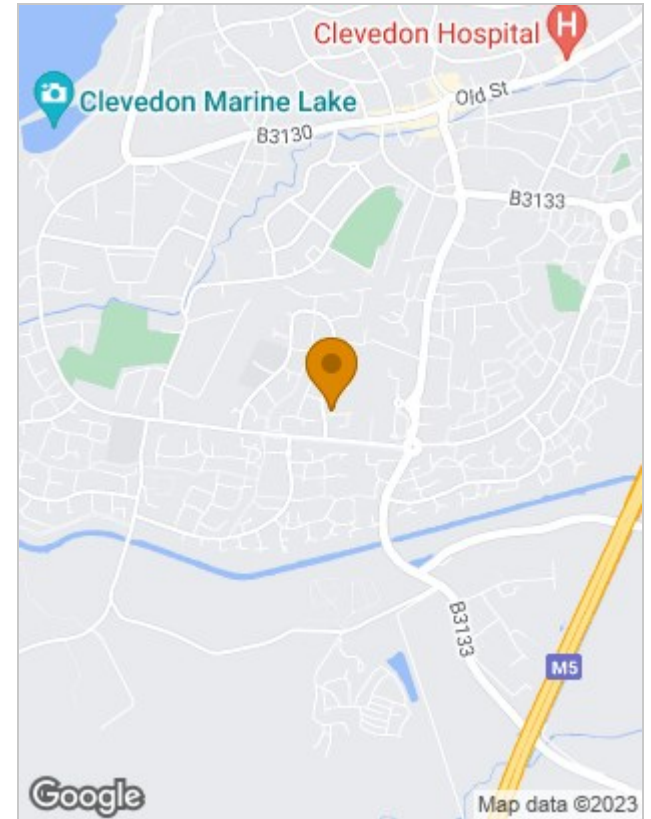


### Viewing

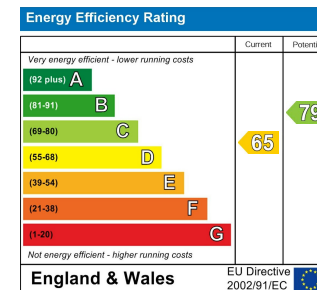
Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

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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