



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Freshmoor, Clevedon, BS21 6YR

£1,300 Per month





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Freshmoor

Clevedon, BS21 6YR

- 3 Bedroom House
- White Suite Bathroom
- Parking For Several Cars
- Lounge/Diner
- Gardens To The Front & Rear
- Garage

Located on Freshmoor in Clevedon, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the property boasts a garage, providing valuable storage space or the potential for a workshop, catering to various lifestyle needs.



Accommodation

Front door opens to :

Entrance Hall

Stairs rising to first floor. Radiator. An ideal space for shoes and hanging coats. Door opens to :

Lounge/Diner

24'4 max x 14'2 min x 13'3 max x 7'8 min (7.42m max x 4.32m min x 4.04m max x 2.34m min)

Double glazed window over looking the front garden. 2 radiators. Sliding patio doors providing access to the rear garden. Door opens to :

Kitchen

9'2 x 8'2 (2.79m x 2.49m)

Base and eye level units with working surfaces. Stainless steel sink. Tiled splash back. Oven and hob. Space and plumbing for a washing machine. Door providing access to the driveway. Double glazed window, Under stairs storage.





Stairs & Landing

Obscure double glazed window. Loft access. Storage cupboard. Door opens to :

Bedroom 1 11'3 x 9'3 (3.43m x 2.82m)
Measurements exclude the built in wardrobe. Double glazed window. Radiator.

Bedroom 2 10'3 x 8'3 (3.12m x 2.51m)
Double glazed window. Radiator.

Bedroom 3 7'9 x 7 (2.36m x 2.13m)
Double glazed window. Radiator.

Bathroom

A white suite comprising pedestal wash hand basin, WC and bath with a shower. Partially tiled walls. Radiator. Extractor. Obscure double glazed window.

Outside

To the front of the property a level lawn with mature shrubs. Parking for several cars. Outside tap. Access to the garage.

The rear garden offers a patio area leading onto the level lawn with a 2nd patio area.

Rent Per Calendar Month : £1300.00

Deposit : £1500.00

Energy Performance Certificate Rating : C

Council Tax Band : C

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.





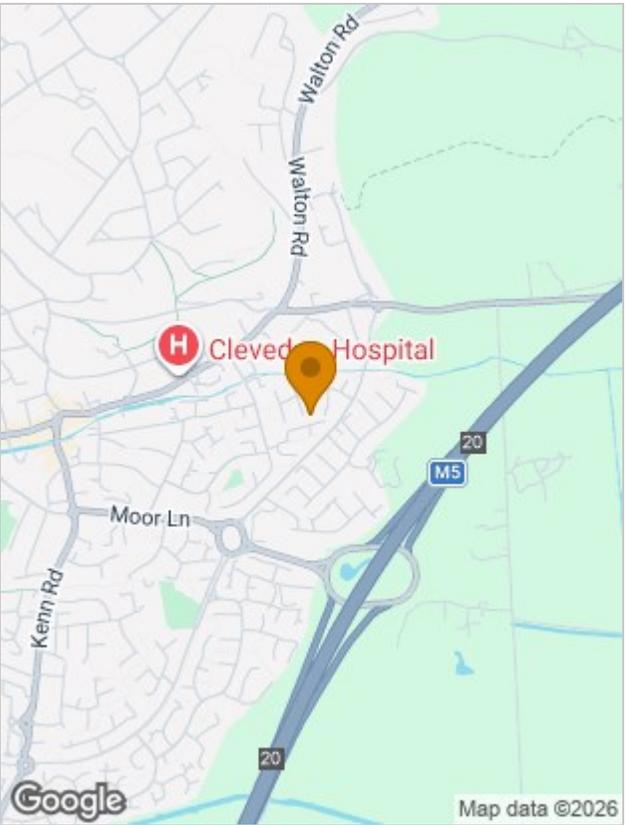


Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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