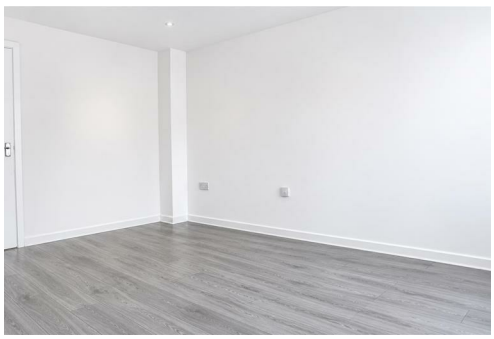








13 LEONIDES AVENUE, WESTON-SUPER-MARE BS24 8DT £1,200 PER MONTH

ACCOMMODATION
Front door opens to :

ENTRANCE HALL
Stairs rising to first floor. Radiator. Door opens to :

CLOAKROOM
Comprising pedestal wash hand basin and WC. Obscure double glazed window. Radiator.

SITTING ROOM
15'2" max x 13'4" min x 9'5"
Double glazed window. Radiator. Understairs storage. Door opens to :

KITCHEN/DINER
12'7" x 8'1"
White fronted base and eye level units with working surfaces. Single bowl stainless steel sink. Electric oven with gas hob and extractor over. Double glazed window over looking the rear garden. Radiator. Space and plumbing for washing machine. Space for fridge freezer. Patio door providing access to the rear garden.

STAIRS & LANDING
Door opens to :

BEDROOM 1
12'7" x 8'3"
Double glazed window over looking the rear garden. Radiator.

BEDROOM 2
10'7" max x 9'1" min x 8'5"
These measurements exclude the built in wardrobe. Double glazed window. Radiator. Storage cupboard.

BATHROOM
A white suite comprising pedestal wash hand basin, WC and bath with shower. Partially tiled walls. Extractor. Mirror fronted cabinet.

OUTSIDE
To the front of the property 2 off street parking spaces. Side access to the rear garden.

The rear garden has a patio area rolling onto the lawn with stone chippings to the back of the garden. Mature shrubs to the boarder. Side gate. Outside tap.

ENERGY PERFORMANCE CERTIFICATE RATING : B

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.

GOODMAN & LILLEY

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- Modern Home
- 2 Bedrooms
- Modern Bathroom
- Off Street Parking For 2 Cars
- Semi-Detached
- Modern Ktichen
- Cloakroom
- Rear Garden

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

GOODMAN & LILLEY