



**Adrian Wedlake**  
RESIDENTIAL LETTINGS & MANAGEMENT



Teignmouth Road, Clevedon, BS21 6DL

£650 Per month



£650 Per month

# Teignmouth Road

Clevedon, BS21 6DL

- First Floor Unit
- Communal Kitchen & Sitting Area
- Storage
- Communal Cloakroom
- Multi Purpose Use
- Outside Sitting Area & Bike Lock Up

Available to rent this first floor commercial space located on Teignmouth Road, Clevedon. This unit offers a communal cloakroom, communal kitchen and sitting area, a multi purpose space and storage area. Located on the level you are within close proximity to Clevedon's Town Centre.



## Accommodation

Communal front door opens to :

## Communal Entrance

Door opens to :

## Communal Cloakroom

A white suite comprising wash hand basin and WC. Electric heater. 2 obscure windows.

## Communal Kitchen

Well fitted with base and eye level units with working surfaces. Bowl and half stainless steel sink. Tiled splash back. Sitting area. Stairs rising to front door. Door opens to :

## Unit Space

31'8 x 12'3 (9.65m x 3.73m)

Reduced head height. Velux windows. Lighting. Heater. 2 radiators. Steps up leads to a door. Door opens to :

## Storage area.

## Outside

Sitting area. Bike lock up.





**Rent Per Calendar Month : £650.00**

**Deposit : £1200.00**

**Energy Performance Certificate Rating : D**

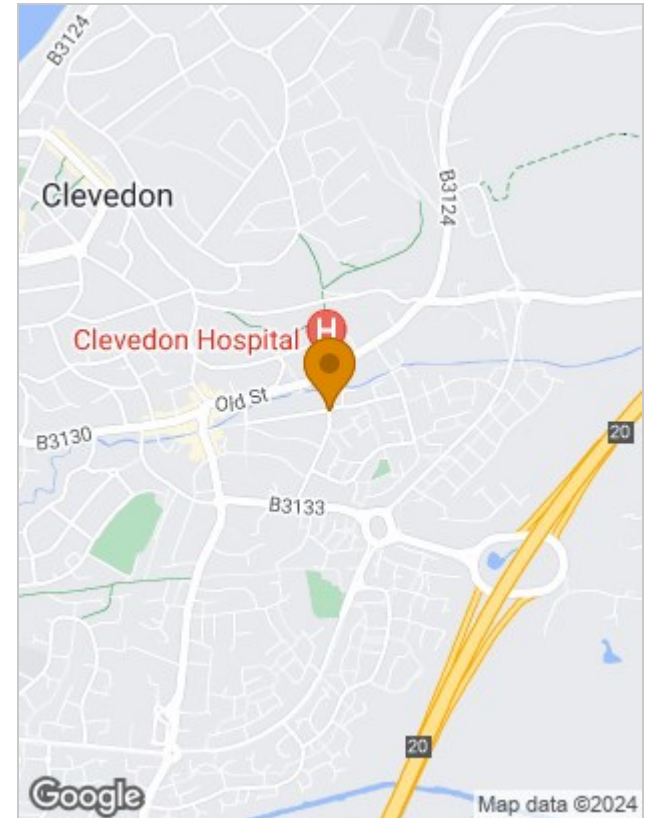
**Members Of The Property Ombudsman**

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.





## Location Map



## Energy Performance Graph

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

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