



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Hill Road, Clevedon, BS21 7NZ

£500 Per month



£500 Per month

Hill Road

Clevedon, BS21 7NZ

- Basement Office
- Communal Kitchenette
- Partially Double Glazed
- Recently Refurbished
- Communal Cloakroom
- Use Of A Communal Garden

Looking for office space on Hill Road? This basement office has recently been refurbished. The property offers a shared kitchenette and cloakroom. You have the added benefit of the use of a communal garden. With the growing interest in Hill Road with local independent business's call today to arrange a viewing!



Accommodation

From Hill Road a metal gate leads to steps down to a path leading to the communal front door. Door opens to:

Communal Hallway

Electric heater. Coat hooks. Door opens to:

Communal Kitchenette

10'5 x 4'1 (3.18m x 1.24m)

Base units with working surfaces. Single bowl sink with water heater. Tiled splash back. Electric heater. Extractor.

Communal Cloakroom

Wash hand basin with water heater and WC. Single glazed sash window.



Office 19'5 x 14'8 (5.92m x 4.47m)
2 electric heaters. A double glazed window and single glazed window. Wooden shelving. Door opens to:

Communal Garden

Level lawn with mature shrubs to the border.

Rent Per Calendar Month : £500.00

Deposit : £1000.00

Insurance Per Month : £26.14

Service Charge : £100.00 Per Month

Energy Performance Certificate Rating : D

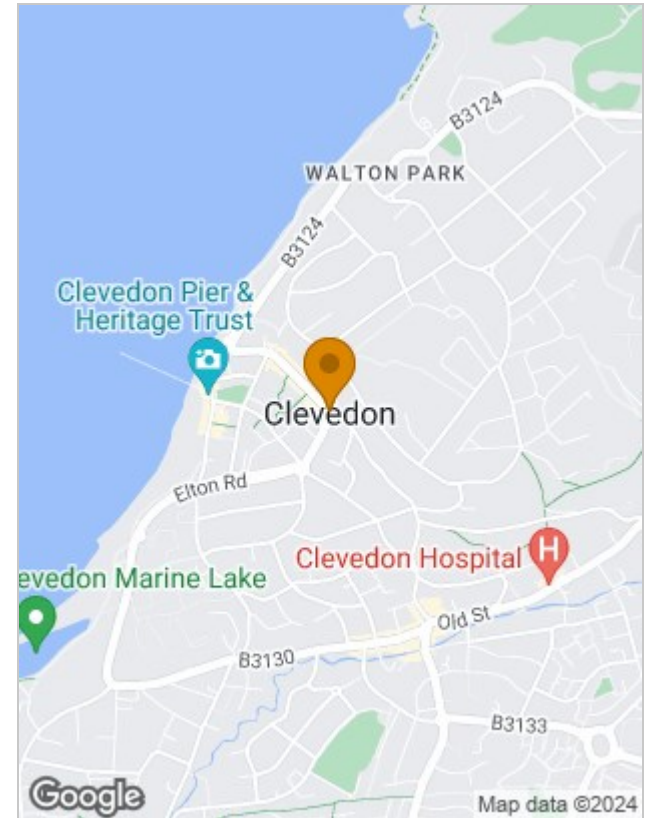
Members Of The Property Ombudsman

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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.

Adrian Wedlake Residential Lettings & Management

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