



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Squirrel Close, Bristol, BS49 4GP

£1,350 Per month





£1,350 Per month

Squirrel Close

Bristol, BS49 4GP

- A Brand New Home
- En-Suite
- Gas Central Heating
- Three Bedrooms
- Kitchen/Diner
- Off Street Parking

Eaton Park! One of Yatton's latest new home developments. You will not want to miss this opportunity. This three bedroom house offers a beautifully fitted kitchen/diner, sitting room, en-suite and stunning family bathroom. The added benefits include two parking spaces and a rear garden. You are an 11 minute walk to Yatton's train station and 5 minute cycle to the popular Strawberry Line which is part of the National Cycle Network.



Accommodation

From the road there is a path leading to the front door. Front door opens to:

Entrance Hallway

Radiator. Access to the understairs storage cupboard. Stairs rising to first floor. Door opens to:

Cloakroom

Wash-hand basin with tiled splash back. WC. Radiator. Obscure double glazed window. Spot lighting.

Kitchen/Diner

16'1 x 9'3 (4.90m x 2.82m)
Beautifully fitted grey fronted base and eye level units with working quartz surfaces. Bowl and half stainless steel sink. Built in appliances include electric hob with concealed extractor, electric oven, dishwasher, fridge and freezer and washer dryer. Double glazed window over looking the front garden. Spot lighting. Radiator.

Sitting Room

16'7 x 10'4 (5.05m x 3.15m)
Radiator. TV point. Double glazed window over looking the rear garden. Patio doors leading into the rear garden.





Stairs & Landling

Loft access. Storage cupboard. Radiator. Door opens to:

Bedroom 1 11'4 x 8'6 (3.45m x 2.59m)
Double glazed window over looking the rear garden.
Radiator. Door opens to:

En-Suite

A white comprising wash hand basin, WC and walk in shower. Partially tiled walls. Towel rail radiator. Spot lighting.

Bedroom 2 10'5 x 9'3 (3.18m x 2.82m)
Double glazed window. Radiator.

Bedroom 3 7'7 x 7'6 (2.31m x 2.29m)
Double glazed window over looking the rear garden.
Radiator.

Family Bathroom

A white suite comprising wash hand basin, WC, bath with shower. Towel rail radiator. Partially tiled walls. Spot lighting. Obscure double glazed window.

Rear Garden

Mainly laid to lawn but includes a patio area which flanks to the left hand side of the garden providing a walk way to the gate leading to the off street parking. Bound by paneled fencing. Shed.

Rent Per Calendar Month : £1350.00

Deposit : £1557.00

Energy Performance Certificate Rating : A

Council Tax Band : Waiting On Banding

Members Of The Property Ombudsmn

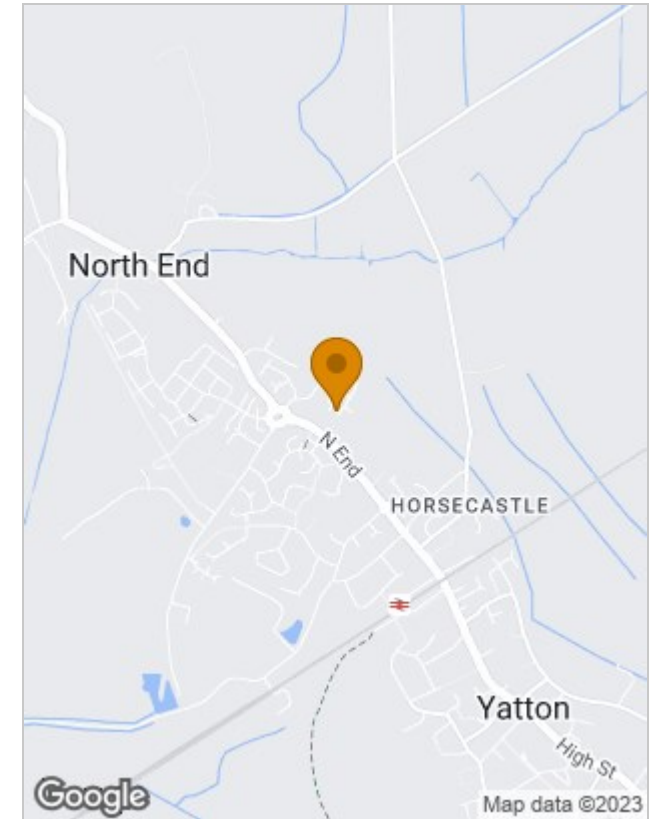
Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.







Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(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

Tel: 07931 138802

Adrianwedlake@outlook.com

Adrianwedlakelettings.com