



**Adrian Wedlake**  
RESIDENTIAL LETTINGS & MANAGEMENT



Mendip Close, Bristol, BS49 4EY

£950 Per month







£950 Per month

# Mendip Close

Bristol, BS49 4EY

- Located On Mendip Close, Yatton
- Double Bedroom
- Utility Space
- Bungalow
- White Suite Bathroom
- Front & Rear Garden

Come and view this bungalow located on 2 Mendip Close, Yatton. The accommodation comprises a sitting room, kitchen, bathroom and double bedroom. Outside this property benefits from gardens to the front and rear. Located on the level you are a brisk walk to Yatton's High Street.



## Accommodation

Front door opens to :

## Entrance Hall

An ideal place for shoes and hanging coats. Heater. Storage cupboard with shelving. Door opens to :

## Sitting Room

Double glazed window over looking the front garden. Heater.

## Kitchen

Base and eye level units with working surfaces. Single bowl stainless steel sink. Tiled splash back. Free standing oven with hob. 2 storage cupboards. Door opens to :

## Utility Space

Space and plumbing for a washing machine. Window. Door providing access to the rear garden.







### **Bedroom**

These measurements exclude the built in wardrobe. Double glazed window over looking the rear garden. Heater.

### **Bathroom**

A white suite comprising wash hand basin with storage, WC and bath with hand held attachment. Partially tiled walls. Heater. Obscure double glazed window.

### **Outside**

To the front of the property a level lawn and patio area.

The rear garden offers a patio area with mature shrubs to the border. Gate providing rear access. Outside tap and power. Storage cupboard.

**Rent Per Calendar Month : £950.00**

**Deposit : £1096.00**

**Energy Performance Certificate Rating : E**

**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.









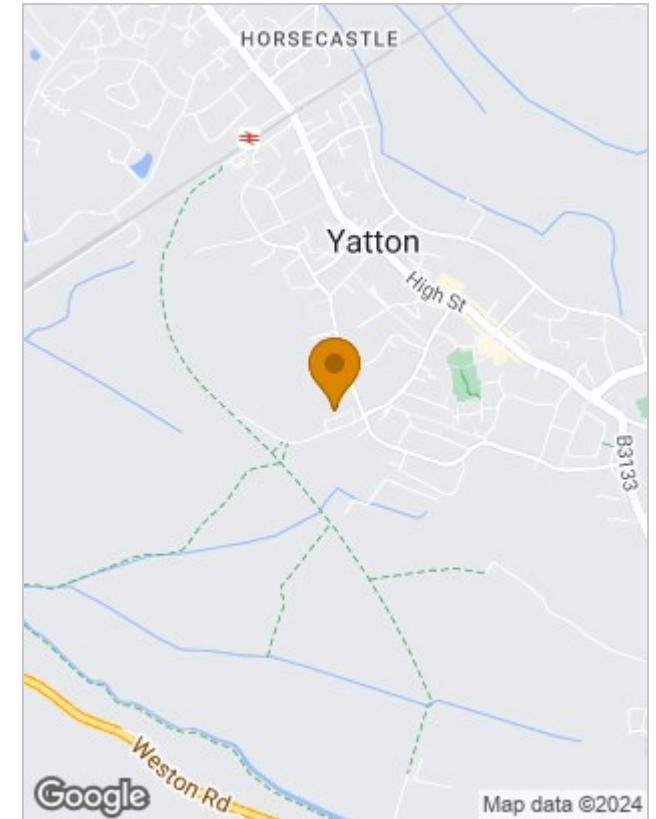


### Viewing

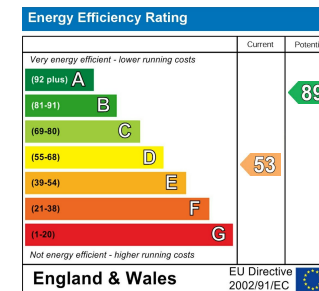
Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

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



Adrian Wedlake Residential Lettings & Management

Tel: 07931 138802

Adrianwedlake@outlook.com

Adrianwedlakelettings.com