



**Adrian Wedlake**  
RESIDENTIAL LETTINGS & MANAGEMENT



29 Victoria Road, Clevedon, BS21 7RU

£850 Per month







# 29 Victoria Road

Clevedon, BS21 7RU

- First Floor Flat
- Gas Central Heating
- Original Features
- One Double Bedroom
- Beautiful Bathroom
- Stunning Views

A beautifully presented first floor flat located on Victoria Road. This one bedroom flat offers open plan living with a kitchen, lounge and dining space. A stunning bathroom and double bedroom. From the sitting room there are far reaching views across the roof tops of Clevedon and towards the channel. You are a stones through from the sea front.



£850 Per month



## Accommodation

Communal front door opens to :

## Communal Foyer

Door opens to :

## Communal Hallway

Stairs rise to first floor. Front door opens to :

## Entrance Hall

Telephone entry system. Door opens to :

## Kitchen/Lounge/Diner

23'5 into bay x 23 min x 15 (7.14m into bay x 7.01m min x 4.57m)  
Kitchen Area

Base and eye level units with working surfaces. Single bowl stainless steel sink. Tile splash back. Built in appliances include oven, gas hob with extractor over, washing machine and fridge.

## Lounge/ Diner

A beautiful light room with original features including cornicing, ceiling rose and raised skirtings. Feature fire place. TV point. Radiator. Double glazed sash windows with far reaching views across Clevedon's roof tops and towards the channel.





### **Bedroom 1**

11'8 x 11'3 (3.56m x 3.43m)

These measurements include the built in wardrobes. Storage cupboard which houses the boiler. Double glazed sash window. Radiator.

### **Bathroom**

A beautifully fitted white suite comprising WC, wash hand basin, bath with shower. Tiled walls. Tiled floor. Towel rail radiator. Extractor. Spot lighting. Mirror fronted cabinet.

**Rent Per Calendar Month : £850.00**

**Deposit : £980.00**

**Council Tax Band : B**

**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.







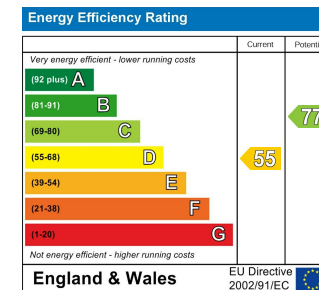




### Location Map



### Energy Performance Graph



### 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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