



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Withymead, Bristol, BS49 4PS

£1,250 Per month





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Withymead

Bristol, BS49 4PS

- Semi Detached House
- Open Plan Kitchen/Diner
- Cloakroom
- Access To The Garage
- 3 Bedrooms
- Fully Furnished
- En-Suite
- Off Street Parking Space

A lovely semi detached home located in Claverham offered fully furnished. This house offers an open plan kitchen/diner, sitting room, cloakroom, 3 bedrooms, en-suite and family bathroom. Outside you have the added benefit of an off street parking space and a beautifully presented rear garden. This property is offered for a short term let.



Accommodation

Front door opens to:

Entrance Hall

Stairs rising to first floor. Door opens to:

Cloakroom

A white suite comprising pedestal wash hand basin and WC. Obscure double glazed window. Extractor. Tiled floor.

Sitting Room

15 x 12'6 max x 8'9 min (4.57m x 3.81m max x 2.67m min)
Double glazed window looking out on Withymead. Radiator. TV point. Under stairs storage cupboard. Opens into:

Kitchen/Diner

15'7 x 12'5 (4.75m x 3.78m)
Base & eye level units with working surfaces including an island. Tiled splash back. Bowl & half sink. Built in appliances include 4 ring gas hob with extractor, electric oven, washing machine, dishwasher, fridge & freezer. Double glazed window over looking the rear garden. Spot lighting. Patio door leading into the rear garden. Radiator.

1st Floor Stairs & Landing

Airing cupboard. Storage cupboard. Door opens to:





Bedroom 2 14'7 x 9'5 (4.45m x 2.87m)
Double glazed window over looking Withymead. Radiator.
TV point.

Bedroom 3 13'3 x 7'5 (4.04m x 2.26m)
Double glazed window over looking the rear garden.
Radiator.

Family Bathroom

A white suite comprising pedestal wash hand basin, WC and bath with shower. Radiator. Tiled walls & floor. Obscure double glazed window.

2nd Floor Stairs & Landing

Door opens to:

Bedroom 1 20'6 x 9'6 (6.25m x 2.90m)
Reduced head height. 2 velux windows. Radiator. Walk in wardrobe. Door opens to:

En-Suite

A white suite comprising wash hand basin, WC and walk in shower. Tiled walls and floor. Extractor. Velux window.

Outside

To the left of the property you have 1 off street allocated parking space.

The rear garden offers a patio area leading onto the artificial grass. Raised flower bed. Predominantly bound by paneled fencing. Outside tap. Access to the garage.

Rent Per Calendar Month : £1250.00

Deposit : £1442.00

Council Tax Band : E

Energy Performance Certificate Rating : C

Members Of The Property Ombudsman

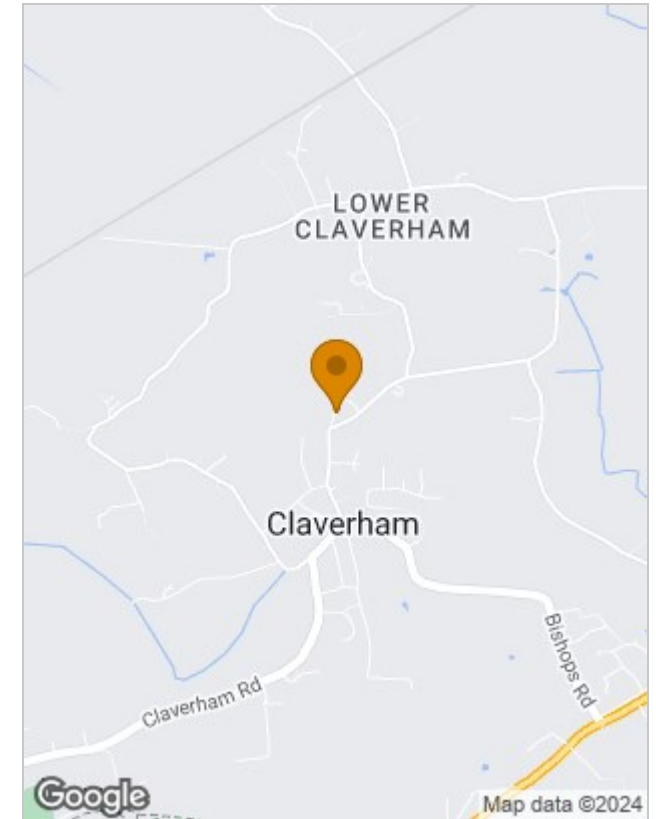
Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.



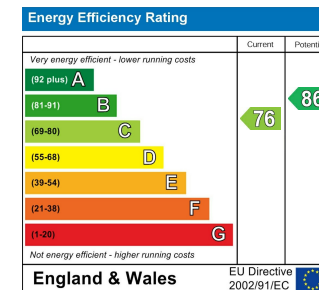




Location Map



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.

Adrian Wedlake Residential Lettings & Management

Tel: 07931 138802

Adrianwedlake@outlook.com

Adrianwedlakelettings.com