



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Longacre, Clevedon, BS21 7YX

£1,350 Per month





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Longacre

Clevedon, BS21 7YX

- A Detached House
- Ample Space
- White Suite Shower Room
- Off Street Parking
- 3 Bedrooms
- Well Fitted Kitchen
- Gardens To The Front & Rear
- Garage

Adrian Wedlake Residential Lettings & Management are proud to offer this rental property located on Longacre, Clevedon. This detached home offers ample living space with a kitchen, lounge, dining room, 3 bedrooms and modern bathroom. Outside this house benefits from gardens to the front and rear, off street parking and a garage. This home backs onto the riverbank offering picturesque walks.



Accommodation

Front door opens to :

Entrance Hall

Stairs rising to first floor. Storage cupboard. Double glazed window. Radiator. Door opens to :

Cloak Room

A white suite comprising wash hand basin and WC. Mirror fronted cabinet. Obscure double glazed window.

Sitting Room

13'9 x 10'6 (4.19m x 3.20m)

Double glazed window over looking the front garden. Feature fireplace. Radiator. Opens to :

Dining Room

13'6 x 9'1 (4.11m x 2.77m)

Radiator. Sliding patio door leading into the rear garden. Door opens to :

Kitchen

10'9 7'5 (3.28m 2.26m)

Base and eye level units with working surfaces. Tiled splash back. Bowl and half stainless steel sink. Built in double oven and 4 ring gas hob with extractor. Space and plumbing for washing machine. Space for fridge freezer. Double glazed window. Radiator. Door opens to :





Conservatory

Door provides access to the rear garden.

Stairs & Landng

Loft access. Airing cupboard. Double glazed window. Door opens to :

Bedroom 1

14 x 9'8 (4.27m x 2.95m)

Double glazed window over looking the front garden. Radiator.

Bedroom 2

11'7 x 10'4 (3.53m x 3.15m)

Measurements exclude the built in wardrobes. Double glazed window over looking the rear garden. Radiator.

Bedroom 3

6'9 x 6'5 (2.06m x 1.96m)

Double glazed window. Radiator. Over stairs storage cupboard.

Bath Room

A white suite comprising wash hand basin, WC and bath with a shower. Towel rail radiator. Tiled walls. Obscure double glazed window. Extractor.

Outside

The front garden is mainly laid to lawn with mature shrubs to the border. To the left hand side is a driveway also providing access to the rear garden and garage.

The rear garden offers a level lawn with mature shrubs. Shed. Patio area.

Garage

Rent Per Calendar Month : £1350.00

Deposit : £1557.00

Council Tax Band : D

Energy Performance Certificate Rating : C

Members Of The Property Ombudsman

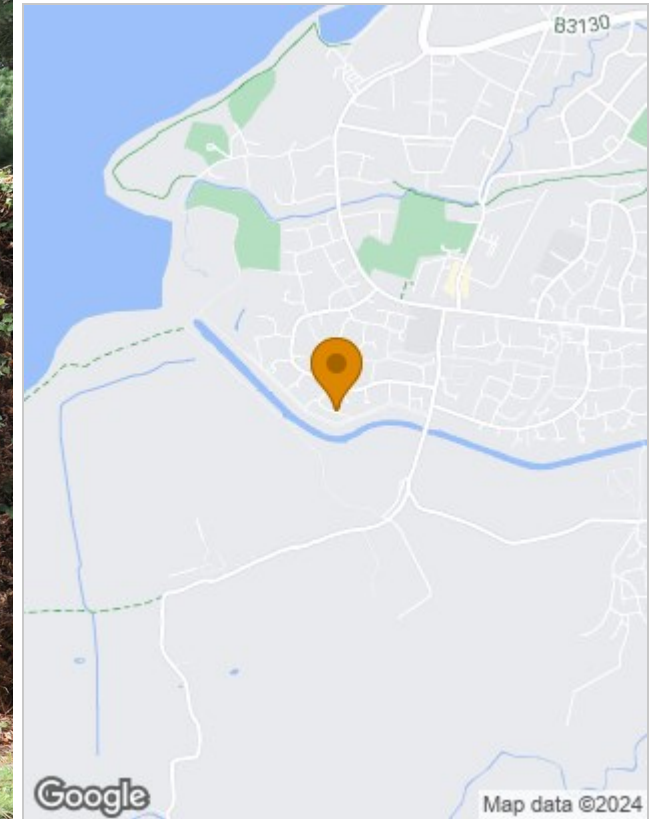
Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.



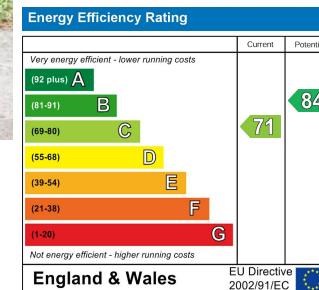




Location Map



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.

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