



**Adrian Wedlake**  
RESIDENTIAL LETTINGS & MANAGEMENT



Hill Road, Clevedon, BS21 7PL

£1,300 Per month







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# Hill Road

Clevedon, BS21 7PL

- Located On Hill Road
- Open Plan Living
- En-Suite
- Well Presented
- Close To Local Shops
- 2 Bedrooms
- Utility Room
- Fantastic Location

A fantastic location! Located on Hill Road, Clevedon you have local shops and boutiques on your doorstep. The accommodation comprises open plan living with a kitchen/lounge/diner, ample storage, utility room, 2 double bedrooms, en-suite and family bathroom. This apartment is one you will not want to miss!



## Accommodation

From Hill Road the front door opens to :

### Entrance Porch

An ideal space for shoes and hanging coats. Electric heater. Door opens to :

### Entrance Hall

Velux window. Stairs rising to first floor. Opens to :

### Kitchen/Lounge/Diner 23'7 x 16'9 (7.19m x 5.11m)

Kitchen/Diner - Base and eye level units with granite working surfaces. Bowl and half stainless steel sink. Built in appliances include electric oven, microwave, hob with extractor over, fridge and dishwasher. Wine cooler. Storage cupboard. Spot lighting.

Sitting Room - Double glazed sash windows with shutters. Spot lighting.

Under stairs storage cupboard.

Door opens to :





### Utility Room

Space and plumbing for a washing machine. Space for dryer. Space for fridge freezer. Spot lighting.

### Stairs & Landing 2nd Floor

Shelving. Spot lighting. Door opens to :

**Bedroom 1** 12'6 x 12'3 (3.81m x 3.73m)  
Double glazed sash window with shutter. Spot lighting.  
Door opens to walk in wardrobe. Opens to :

### En-Suite

A white suite comprising WC, wash hand basin and shower attachment. Tiled walls and floor. Spot lighting. Extractor. Towel rail radiator.

**Bedroom 2** 16'8 x 11'9 (5.08m x 3.58m)  
Double glazed sash window. Spot lighting.

### Bathroom

A white suite comprising pedestal wash hand basin, WC, bath and walk in shower. Tiled walls and floor. Double glazed window. Towel rail radiator. Spot lighting.

**Rent Per Calendar Month : £1300.00**

**Deposit : £1500.00**

**Energy Performance Certificate Rating : C**

**Council Tax Band : 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.









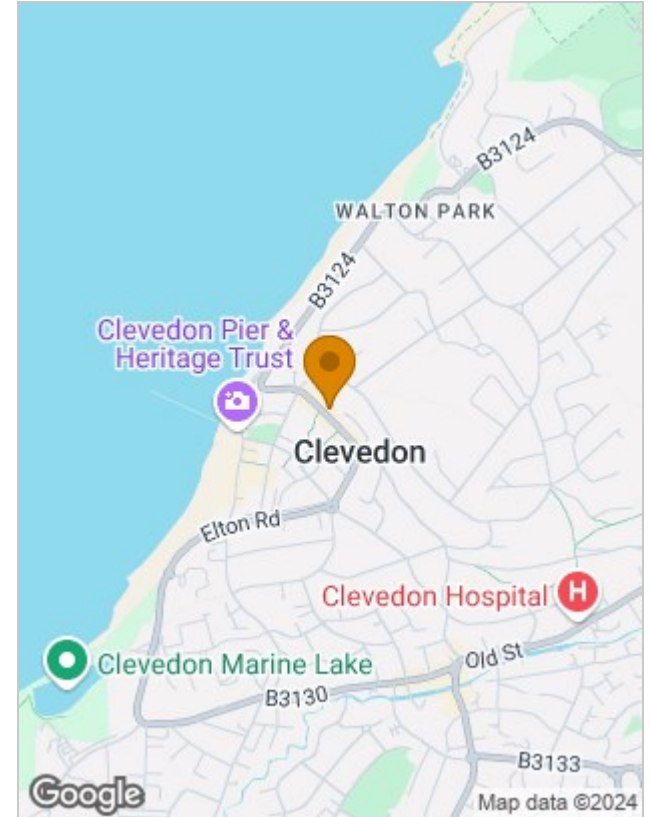


### Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	75
(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	

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