



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Riverside Court, Clevedon, BS21 6FN

£1,250 Per month





Riverside Court

Clevedon, BS21 6FN

- 2 Bedrooms
- Open Plan Kitchen/Lounge/Diner
- Generous Garden
- White Suite Bathroom
- Double Glazed
- Close To Clevedon Town Centre

Welcome to this charming property located in Riverside Court off Parnell Road in the picturesque town of Clevedon. This delightful house boasts two cosy bedrooms, perfect for a small family or as a peaceful retreat for a couple. The open plan kitchen/lounge/diner creates a warm and inviting space for entertaining guests or simply relaxing after a long day.

Situated close to local shops, this property offers convenience at your doorstep, making errands a breeze. Whether you're looking for a starter home or a tranquil place to downsize, this house in Riverside Court provides a wonderful opportunity to create a comfortable and welcoming living space in the heart of Clevedon.

Don't miss out on the chance to make this lovely house your new home sweet home in this charming British town.



Accommodation

From Riverside Court a bridge provides access to 4. Front door opens to :

Entrance Hall

Utility cupboard with space and plumbing for a washing machine. Stairs rising to first floor. Radiator. Double glazed window with shutters. Door opens to :

Bedroom 1

13'7 max x 10'1 min x 11'6 (4.14m max x 3.07m min x 3.51m)

Reduced head height. Double glazed window with shutters. Radiator.

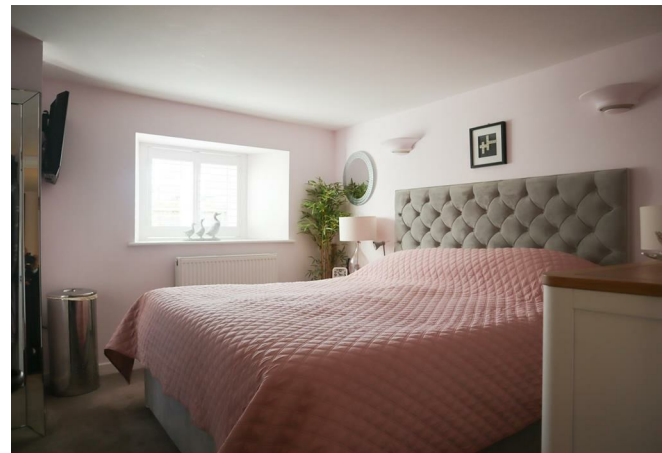
Bedroom 2

12'4 x 8'4 (3.76m x 2.54m)

Measurements include the built in wardrobes. Storage cupboard. Double glazed window with shutters. Radiator.

Bathroom

A white suite comprising wash hand basin with concealed storage underneath, WC and bath with a shower. Partially tiled walls. Towel rail radiator. Extractor.





Stairs & Landing

Double glazed window. Opens into :

Lounge/Diner

22 x 13'7 (6.71m x 4.14m)

Wood burner. Double glazed window with shutters. Spot lighting. Steps up and opens into the :

Kitchen

Base and eye level units with working surfaces, Tiled splash back. Single bowl stainless steel sink. Built in appliances include fridge, freezer, electric oven, 4 ring gas hob with extractor over and dishwasher. Hot water mixer tap. Radiator. Spot lighting. Double glazed window with shutters.

Outside

A generous garden space with raised flower beds and mature shrubs. Shed. artificial grassed area.

Rent Per Calendar Month : £1250.00

Deposit : £1442.00

Energy Performance Certificate Rating : D

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.





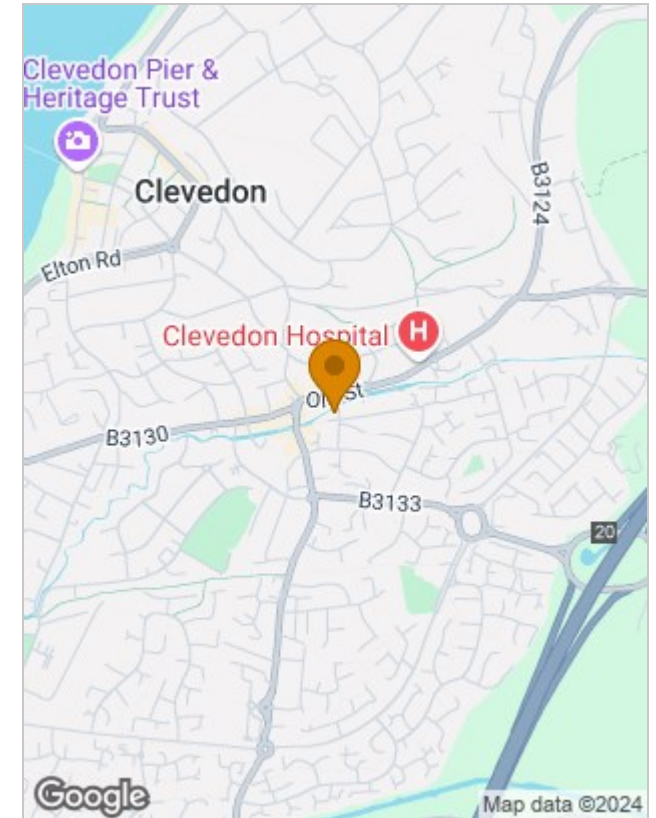


Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		60	
(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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