

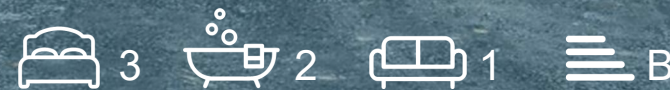


Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Barn Owl Road, Yatton, BS49 4GH

£1,450 Per month





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Barn Owl Road

Yatton, BS49 4GH

- A Brand New Home
- En-suite
- Gas Central Heating
- Three Bedrooms
- Kitchen/Diner
- Off Street Parking

Eaton Park! One of Yatton's latest new home developments. You will not want to miss this opportunity. This three bedroom house offers a beautifully fitted kitchen/diner, sitting room, en-suite and stunning family bathroom. The added benefits include two parking spaces and a rear garden. You are an 11 minute walk to Yatton's train station and 5 minute cycle to the popular Strawberry Line which is part of the National Cycle Network. These photos were taken when the property first came to the market!



Entrance

From the road there is a driveway down that leads to the front door. Door opens to:

Entrance Hall

Radiator. Access to the understairs storage cupboard. Stairs rising to first floor. Door opens to:

Cloakroom

Wash-hand basin with tiled splash back. WC. Radiator. Obscure double glazed window. Spot lighting.

Kitchen/Diner

16'2x9'3 (4.93mx2.82m)

Beautifully fitted base and eye level units with working surfaces. Bowl and half stainless steel sink. Built in appliances include electric hob with concealed extractor, electric oven, fridge and freezer. Space and plumbing for washing machine. Double glazed window. Spot lighting. Radiator.

Sitting Room

16'7x10'3 (5.05mx3.12m)

Double glazed window. Radiator. TV point. Patio doors leading out onto the rear garden.

Stairs & Landing

Radiator. Airing cupboard.





Bedroom 1

11'4x8'7 (3.45mx2.62m)

Double glazed window over looking the rear garden. Double glazed window. Door opens to:

En-suite

A white suite comprising wash-hand basin, WC, walk in shower. Towel rail radiator. Partially tiled walls. Spot lighting. Extractor.

Bedroom 2

10'4x9'4 (3.15mx2.84m)

Double glazed window. Radiator.

Bedroom 3

7'7x7'6 (2.31mx2.29m)

Double glazed window. Radiator.

Family Bathroom

A white suite comprising wash-hand basin, WC and bath with hand held shower attachment. Towel rail radiator. Partially tiled walls. Obscured double glazed window. Spot lighting. Extractor.

Outside

To the front of the property you have 2 allocated parking spaces. A walkway to the side of the property giving access to the rear garden.

The rear garden has been laid to lawn with a patio area. A great place to enjoy a glass of wine of a summers evening. Bound by panel fencing. Shed. Tap.

Rent Per Calendar Month : £1450.00

Deposit : £1673.00

Council Tax Band : C

Energy Perfmrance Certificate Rating : B

Members Of The Property Ombudsman

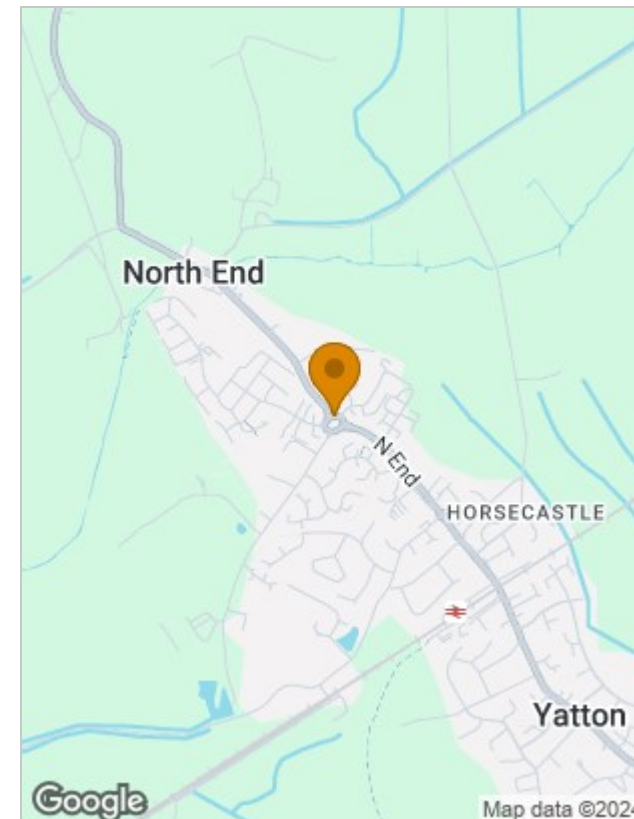
Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.



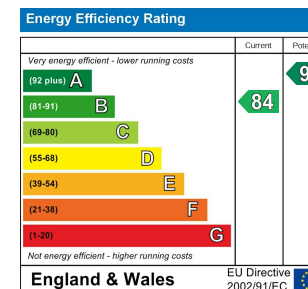




Location Map



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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