

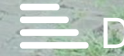


Adrian Wedlake  
RESIDENTIAL LETTINGS & MANAGEMENT



Chipping Cross, Clevedon, BS21 5JG

£1,150 Per month







# Chipping Cross

Clevedon, BS21 5JG

- 2 Bedroom House
- New Kitchen
- New Flooring
- White Suite Bathroom
- Rear Garden
- Off Street Parking

Chipping Cross, Clevedon! The property boasts a newly fitted kitchen, which is both stylish and functional. The new flooring throughout the home adds a fresh and contemporary touch, enhancing the overall appeal of the property.

Both bedrooms are well-proportioned, providing ample space for rest and personalisation

One of the standout features of this home is the rear garden, which offers a private outdoor space perfect for enjoying the fresh air, gardening, or hosting summer gatherings.

This property is not only a wonderful place to live but also benefits from being close to the picturesque surroundings of Clevedon.



## Accommodation

Front door opens to:

## Porch

Storage cupboard. Door opens to:

## Sitting Room

14'6 12'7 (4.42m 3.84m)

These measurements include the staircase. Double glazed window. Electric heater. Opens into:

## Dining Room

9'6 x 6'6 (2.90m x 1.98m)

Patio doors providing access into the garden. Electric heater. Opens into:

## Kitchen

9'2 x 5'7 (2.79m x 1.70m)

Base and eye level units with working surfaces. Tiled splash back. Stainless steel sink. Built in electric oven and hob with extractor over. Space and plumbing for a washing machine. Space for fridge freezer. Double glazed window.

## Stairs and Landing

Door opens into:





### Bedroom 1

12'7 max x 8'9 min x 9 max x 6'8 min (3.84m max x 2.67m min x 2.74m max x 2.03m min)  
Double glazed window. Electric heater.

### Bedroom 2

12'6 max x 10'4 min x 8'5 max x 5'3 min (3.81m max x 3.15m min x 2.57m max x 1.60m min)  
Double glazed window. Electric heater. Cupboard.

### Bathroom

A white suite comprising pedestal wash hand basin, WC and bath with a shower. Partially tiled walls. Extractor.

### Outside

To the front of the property there is off street parking.

The rear garden offers a patio area leading onto the level lawn and raised decked area.

**Rent Per Calendar Month : £1150.00**

**Deposit : £1326.00**

**Council Tax Band : B**

**Energy Performance Certificate Rating : D**

**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.

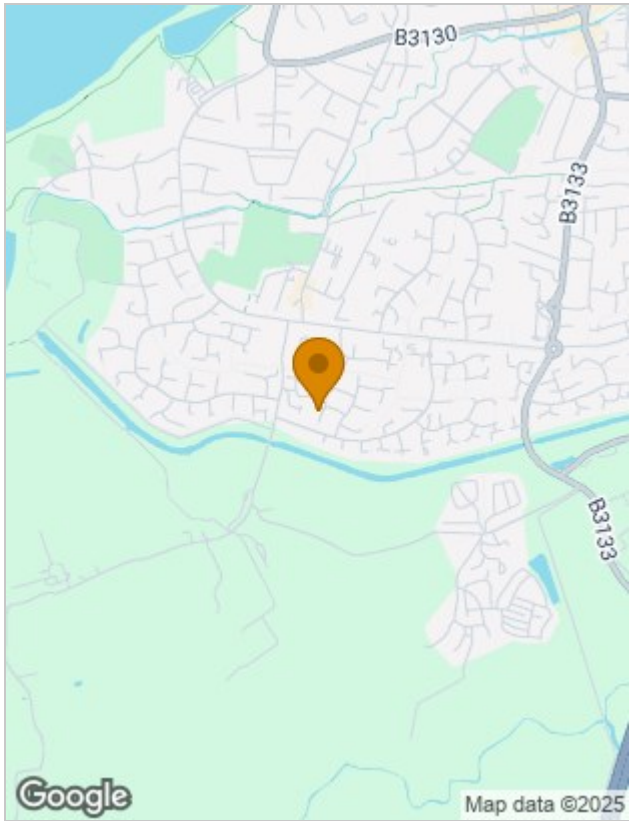




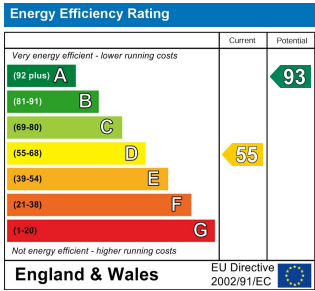




Location Map



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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