



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Kenn Road, Clevedon, BS21 6EY

£1,000 Per month



2



1



2



D



Kenn Road

Clevedon, BS21 6EY

- Victorian Home
- Modern Touch
- Double Glazed
- Terraced House
- Gas Central Heating
- Gardens To The Front & Rear

This is a lovely example of a Victorian property with a modern touch which is located on level terrain in close proximity to Clevedon's town centre with its shops and amenities. Inside the well presented accommodation consists of a sitting room, dining room, kitchen, 2 bedrooms and bathroom. Outside, the property offers pleasant gardens to the front and rear, for your enjoyment and relaxation



£1,000 Per month

Accommodation

Front door opens to:

Entrance Hall

An ideal space for shoes and hanging coats. Stairs rising to first floor. Understairs storage cupboard. Radiator. Door opens to:

Sitting Room

12'8 x 12'3 max x 11'1 min (3.86m x 3.73m max x 3.38m min) Measurements into bay. Double glazed window over looking the front garden. Radiator. Feature fireplace. TV point.

Dining Room

10'6 max x 9'4 min x 10'5 (3.20m max x 2.84m min x 3.18m) Double glazed window over looking the rear garden. Radiator. Feature fireplace.

Kitchen

14'6 x 6'9 (4.42m x 2.06m)

Base and eye level units with working surfaces. Single bowl stainless steel sink. Tiled splash back. Built in electric hob with extractor and electric oven. Space for fridge freezer. Space and plumbing for washing machine. Double glazed window over looking the rear garden. Door leading into the rear garden. Radiator.



Stairs & Landing

Door opens to:

Bedroom 1

17'8 max x 9'4 min x 10'3 max x 7'5 min (5.38m max x 2.84m min x 3.12m max x 2.26m min)

Double glazed window over looking Kenn Road. Radiator. Feature fireplace.

Bedroom 2

10'6 x 9'3 (3.20m x 2.82m)

Double glazed window over looking the rear garden. Radiator. Feature fireplace.

Bathroom

A white suite comprising pedestal wash hand basin, WC and bath with shower. Towel rail radiator. Mirror fronted cabinet. Airing cupboard. Obscure double glazed window.

Outside

The front of the property is mainly laid to slate chippings with mature shrubs to the border and a path to the left hand side leading to the front door.

The rear garden has a patio area, an ideal space to enjoy your morning coffee. Level lawn bound by panelled fencing.

Rent Per Calendar Month : £1000.00

Deposit : £1153.00

Council Tax Band : C

Energy Performance Certificate Rating : D

Members Of The Property Ombudman

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.





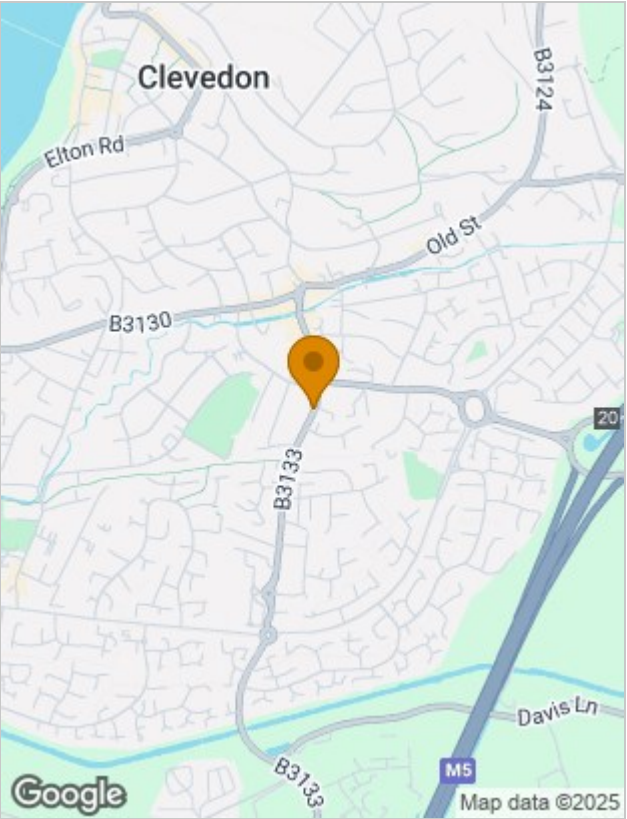


Viewing

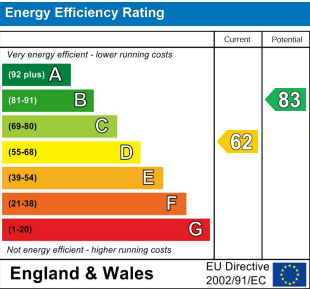
Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

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



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