



**Adrian Wedlake**  
RESIDENTIAL LETTINGS & MANAGEMENT



Stonewell Park Road, Bristol, BS49 5DP

£1,400 Per month







# Stonewell Park Road

Bristol, BS49 5DP

- Located In Congresbury
- Kitchen/Diner
- Wood Burner
- Gardens To The Front & Rear
- 4 Bedrooms
- Utility Room
- Gas Central Heating
- Off Street Parking

Adrian Wedlake Residential Lettings & Management are proud to offer this immaculately presented house located in Congresbury. The accommodation comprises a sitting room, kitchen/diner, utility room, 4 bedrooms and white suite bathroom. Outside this property offers gardens to the front and rear. The added benefits include a wood burner, gas central heating, double glazed and access to walks leading to the Strawberry Line.



£1,400 Per month



## Accommodation

Door opens to:

## Porch

An ideal space for shoes and handing coats. Door opens to:

## Entrance Hall

Stairs raising to first floor. Understairs storage cupboard. Radiator. Door opens to:

## Sitting Room

15'9 x 11'4 max x 10'3 min (4.80m x 3.45m max x 3.12m min)  
Double glazed window over looking the front garden. Wood burner. Radiator. Door opens to:

## Kitchen/Diner

17'8 x 8'6 (5.38m x 2.59m)  
Base and eye level units with working surfaces. Single bowl stainless steel sink. Tiled splash back. Built in oven and hob. Space and plumbing for dishwasher. Double glazed window over looking the rear garden. Patio doors. Radiator. Door opens to:

## Utility

Space and plumbing for washing machine. Space for fridge freezer.

## Cloakroom

WC and wash hand basin. Obscure double glazed window.





**Downstairs Bedroom 4** 15'4 x 7'5 (4.67m x 2.26m)  
Double glazed window over looking the front. Radiator.

**Stairs & Landing**  
Storage cupboard which houses the boiler. Loft access.

**Bedroom 1**  
13'3 x 11 max x 9'8 min (4.04m x 3.35m max x 2.95m min)  
Double glazed window. Radiator.

**Bedroom 2** 11'4 x 9 (3.45m x 2.74m)  
Double glazed window. Radiator.

**Bedroom 3** 7'2 x 6'8 (2.18m x 2.03m)  
Double glazed window. Radiator. Storage cupboard.

**Bathroom**  
A white suite comprising wash hand basin, WC and bath with shower. Partially tiled walls. Extractor. Obscure double glazed window. Radiator.

**Outside**  
To the front of the property parking for several cars. Level lawn.

The rear garden has a raised decked area, an ideal place to enjoy your morning coffee. Level lawn. Storage unit. Gate providing access to the Strawberry Line or The Causeway.

**Rent Per Calendar Month : £1400.00**

**Deposit : £1615.00**

**Council Tax Band : D**

**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.









### Viewing

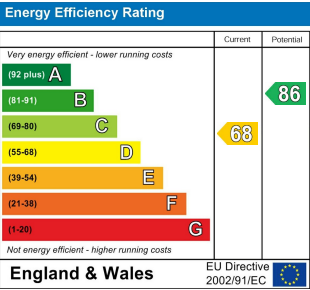
Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

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



Adrian Wedlake Residential Lettings & Management

Tel: 07931 138802

Adrianwedlake@outlook.com

Adrianwedlakelettings.com