



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Avalon Close, Bristol, BS49 4AQ

£1,100 Per month





Avalon Close

Bristol, BS49 4AQ

- End Of Terrace
- Beautifully Extended
- Gas Central Heating
- Off Street Parking
- Two Bedroom House
- Kitchen/Diner
- Double Glazed
- Rear Garden

Adrian Wedlake Residential Lettings & Management are proud to offer 6 Avalon Close, Yatton to the market. This end of terrace house has been beautifully extended and has a lot to offer. The accommodation offers a sitting room, lounge/diner, cloakroom, 2 bedrooms and bathroom. Outside you have parking to the front of the property and the rear garden has been well landscaped.



£1,100 Per month



Accommodation

Front door opens to :

Sitting Room

13.67 x 13.19 (3.96m.20.42m x 3.96m.5.79m)

Measurements include stairs rising to first floor. Double glazed window over looking the parking space. Feature fireplace. Radiator. Door opens to :

Kitchen/Diner

15'4 x 12'3 max x 12'1 min (4.67m x 3.73m max x 3.68m min)

Kitchen Area

Base and eye level units with working surfaces. Tiled splash back. Bowl and half sink. Space and plumbing for a washing machine. Space for fridge freezer. Free standing double oven with hob. Shelving. Spot lighting. Opens to :

Dining Area

Spot lights. Velux window. Sliding patio door leading into the rear garden. Door opens to :



Cloakroom

A white suite comprising wash hand basin with concealed storage and WC. Towel rail radiator. Obscure double glazed window. Extractor fan.

Stairs & Landing

Loft access. Door opens to :

Bedroom 1

11'8 x 13'7 max x 10'4 min (3.56m x 4.14m max x 3.15m min)

Double glazed window over looking Avalon Close. Radiator. Over stairs storage cupboard.

Bedroom 2

8'8 x 6'8 (2.64m x 2.03m)

Double glazed window over looking the rear garden. Radiator.

Bathroom

A white suite comprising wash hand basin with concealed storage, WC and bath with a shower. Partially tiled walls. Radiator. Obscure double glazed window.

Outside

To the front of the property is an allocated parking space and stone chipped area. Side access to the rear garden. Side access to the house. Storage unit.

The rear garden has been well landscaped with a stone chipped area with mature shrubs to the border. Shed. Outside tap.

Rent Per Calendar Month : £1100.00

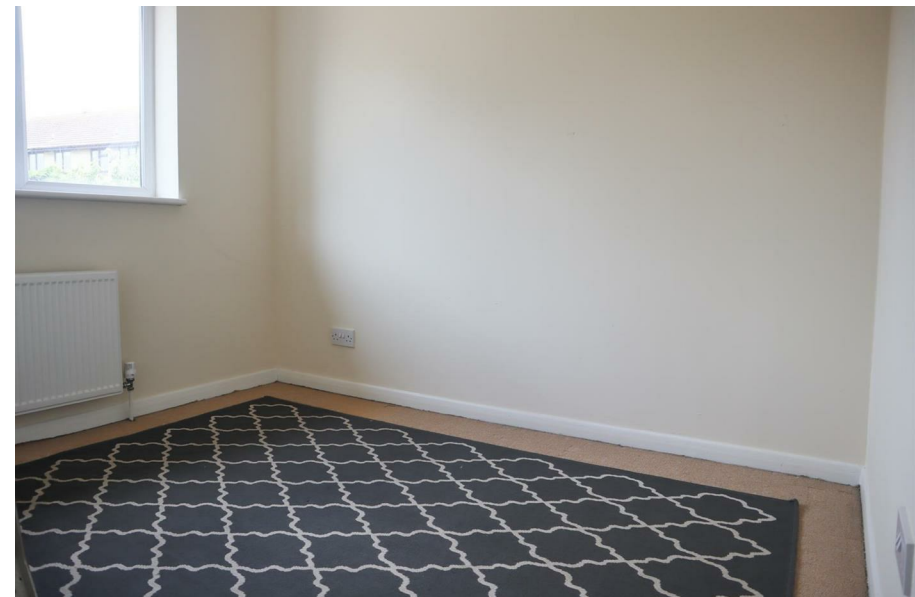
Deposit : £1269.00

Council Tax band : B

Energy Performance Certificate Rating : E

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.





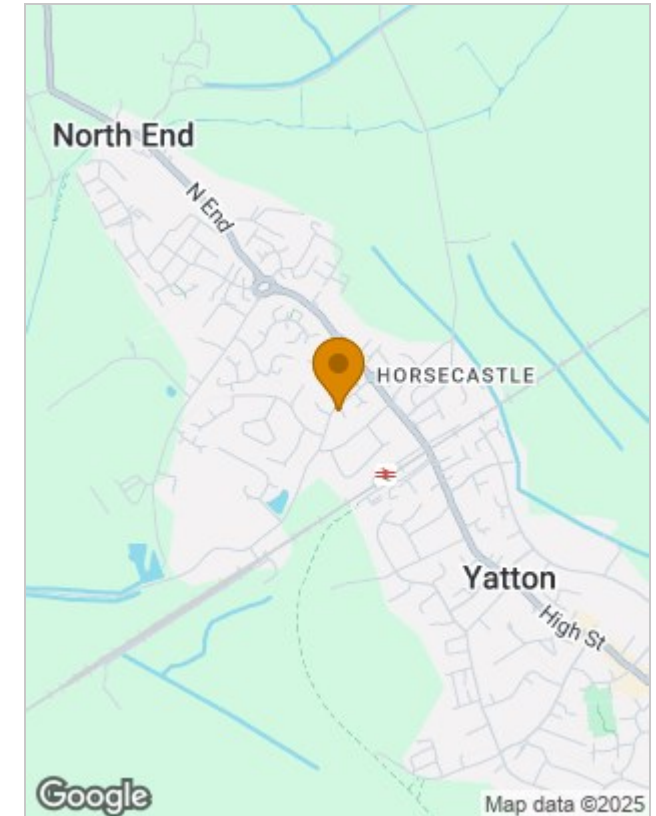


Viewing

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		85
(81-91) B		
(69-80) C		
(55-68) D	54	
(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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