



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Withymead, Bristol, BS49 4PS

£1,400 Per month





Withymead

Bristol, BS49 4PS

- Semi-Detached House
- Kitchen/Diner
- Garage
- En-Suite
- 4 Bedrooms
- Rear Garden

Nestled in the charming area of Withymead, Claverham, Bristol, this delightful semi-detached house offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining. The heart of the home is undoubtedly the well-appointed kitchen/diner, which provides an inviting space for family meals and gatherings. This area is designed to be both functional and stylish, making it a joy to cook and dine in.

The property boasts two bathrooms, ensuring convenience. The overall layout of the house promotes a sense of openness and flow.

Situated in a peaceful neighbourhood, this home benefits from a friendly community atmosphere. Local Primary school within walking distance.

In summary, this semi-detached house in Withymead is a wonderful opportunity for those looking for a spacious and inviting family home in a desirable location. This property has the added benefit of a garage and off street parking for 2 cars.

£1,400 Per month



Accommodation

Front door opens to :

Entrance Hall

Stairs to first floor. Radiator. Door opens to :

Cloakroom

A white suite comprising pedestal wash hand basin and WC. Tiled floor. Extractor. Obscure double glazed window. Radiator.

Sitting Room

15 x 12'8 max x 9'1 min (4.57m x 3.86m max x 2.77m min)
Double glazed window. Radiator. Under stairs storage cupboard.
Opens into :

Kitchen/Diner

15'8 x 12'6 (4.78m x 3.81m)
Base and eye level units with working surfaces. Bowl and half sink. Built in appliances include oven, gas hob with extractor over and fridge. Island. Space for fridge/freezer. Double glazed window. Radiator. Patio doors leading into the rear garden.

Stairs & Landing

2 storage cupboards. Door opens to :

Bedroom 2

Double glazed window. Radiator.

14'7 x 9'5 (4.45m x 2.87m)





Radiator 3

13'3 x 7'4 (4.04m x 2.24m)

Double glazed window. Radiator.

Bedroom 4

8'1 x 9'1 (2.46m x 2.77m)

Double glazed window. Radiator.

Bathroom

A white suite comprising pedestal wash hand basin, WC and bath with shower. Towel rail radiator. Tiled walls. Tiled floor. Obscure double glazed window. Extractor.

Stairs & Landing To 2nd Floor

Door opens to :

Bedroom 1

25 x 9'6 (7.62m x 2.90m)

Reduced head height. 2 velux windows. Radiator. Walk in wardrobe. Door opens to :

En-Suite

A white suite comprising wash hand basin, WC and walk in shower. Partially tiled walls. Tiled floor. Towel rail radiator.

Outside

To the side of the property is off street parking and access to the garage which offers power and lighting.

Rear garden offers a patio area, level lawn and raised flower bed with mature shrubs to the border.

Rent Per Calendar Month : £1400.00

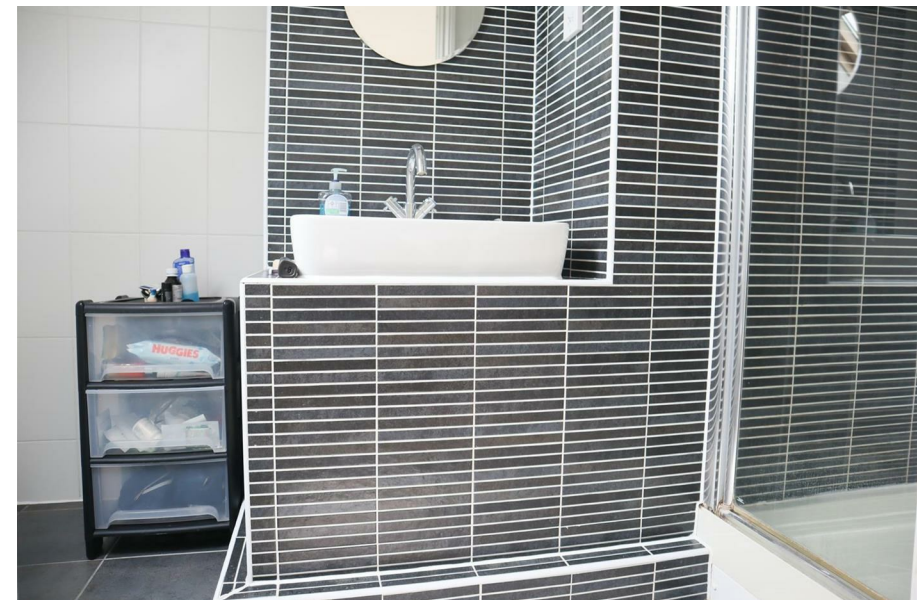
Deposit : £1615.00

Energy Performance Certificate Rating : C

Council Tax Band : E

Members Of The Property Ombudsman

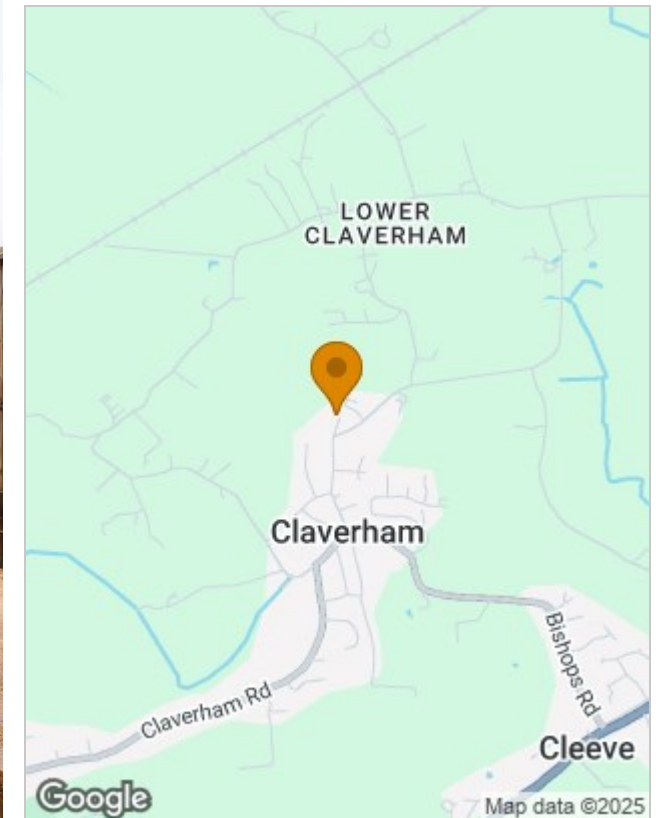
Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.



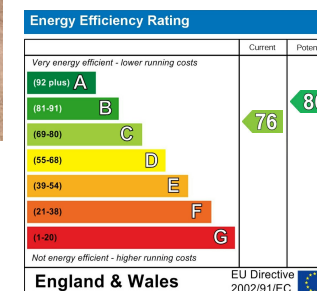




Location Map



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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