



Adrian Wedlake  
RESIDENTIAL LETTINGS & MANAGEMENT



Elmtree Road, Clevedon, BS21 6JX

£1,450 Per month







# Elmtree Road

Clevedon, BS21 6JX

- 4 Bedrooms
- Conservatory
- Rear Garden
- Kitchen/Diner
- 2 Bathrooms
- Off Street Parking Space

This beautifully presented 4 bedroom terraced house will not disappoint. It has a lot to offer. The accommodation comprises on the ground floor a sitting room, kitchen/diner and conservatory. The first floor offers 3 bedrooms and a bathroom whilst on the second floor there is a double bedroom and a second bathroom. One off street parking space is situated at the front of the property. The back of the property comprises a much loved garden with storage space and lean to. This one is not to be missed!



£1,450 Per month



## Accommodation

Front door opens to:

## Entrance Hall

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

## Sitting Room

13'9 max x 9'7 min x 15'5 max x 8'1 min (4.19m max x 2.92m min x 4.70m max x 2.46m min)  
Double glazed window over looking the front garden. Wood burning stove. TV point. Opens to:

## Kitchen/Diner

16'7 x 8 (5.05m x 2.44m )  
Base and eye levels with working surfaces. Bowl and half sink. Tiled splash back. Freestanding oven with gas hob. Extractor. Space and plumbing a washing machine and dish washer. Space for fridge and freezer. Spot lighting. Double glazed window looking into the conservatory. Double doors leading into:

## Conservatory

14'2 x 11'9 (4.32m x 3.58m)  
Power and lighting. Double glazed windows and double doors leading out onto the rear garden.

## Stairs and Landing First Floor

Airing cupboard. Stairs to second floor. Door opens to:





**Bedroom 1** 12'6 x 10 (3.81m x 3.05m)  
Double glazed window over looking the front garden.  
Radiator.

**Bedroom 2** 11'1 x 10 (3.38m x 3.05m)  
Double glazed window over looking the rear garden.  
Radiator.

**Bedroom 3** 7'1 x 6'6 (2.16m x 1.98m)  
Double glazed window. Radiator.

**Bathroom**  
A white suite comprising pedestal wash hand basin, WC and bath with shower. Tiled walls and floor. Radiator. Obscure double glazed window.

**Stairs and Landing Second Floor**  
Velux window. Spot lighting. Door opens to:

**Bedroom 4** 17'3 x 11'4 (5.26m x 3.45m)  
Reduced head height. A dual aspect room with velux windows offering far reaching views. Spot lighting. Radiator.

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

## Outside

To the front of the property you have a level lawn rolling onto the off street parking space.

The rear garden offers a level lawn with a path way cutting through the middle providing access to the storage area and lean-to. A fantastic storage space. The storage area offers power and light.

**Rent Per Calendar Month : £1450.00**

**Deposit : £1673.00**

**Council Tax Band : C**

**Energy Performance Certificate Rating : C**

**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.









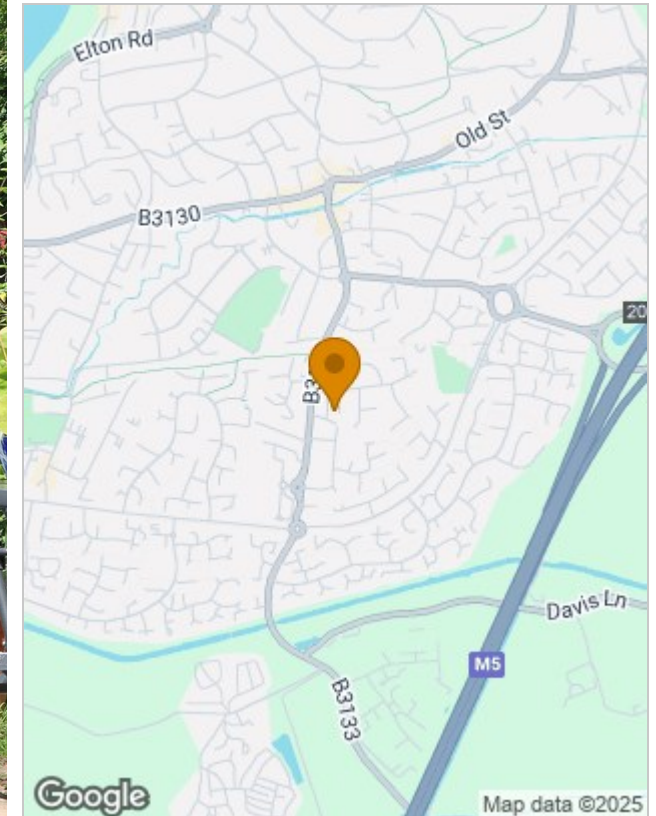


## Viewing

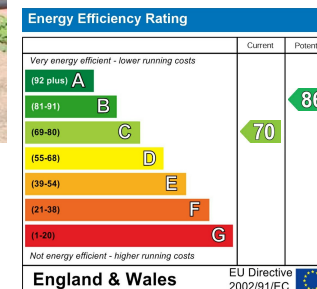
Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

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



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