



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Barn Owl Road, Yatton, BS49 4GH

£1,350 Per month





Barn Owl Road

Yatton, BS49 4GH

- New Development
- Semi-Detached
- Separate Sitting Room
- Gas Central Heating
- 2 Off Street Parking Spaces
- Three Bedroom House
- Kitchen/Diner
- En-Suite
- Rear Garden
- P V Panels

Eaton Park! One of Yatton's latest new home developments. You will not want to miss this opportunity. This three bedroom house offers a beautifully fitted kitchen/diner, sitting room, en-suite and stunning family bathroom. The added benefits include two parking spaces, a rear garden and P V Panels. You are an 11 minute walk to Yatton's train station and 5 minute cycle to the popular Strawberry Line which is part of the National Cycle Network.



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Accommodation

From Barn Owl Road a path leads to the front door. Front Door opens to :

Entrance Hall

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

Cloakroom

A white suite comprising WC and wash hand basin. Obscure double glazed window. Radiator. Spot lighting.

Kitchen/Diner

16'2 x 9'3 (4.93m x 2.82m)

A beautifully fitted kitchen consisting of grey fronted base & eye level units with working surfaces. Bowl and half stainless steel sink. Built in appliances include electric oven, hob, fridge and freezer. Extractor. Space & plumbing for washing machine. Double glazed window. Spot lighting. Radiator.

Sitting Room

16'6 x 10'4 (5.03m x 3.15m)

Patio doors leading out into the rear garden. Double glazed window. 2 radiators.



Stairs & Landing

Loft access. Radiator. Airing cupboard. Door opens to :

Bedroom 1 11'4 x 8'7 (3.45m x 2.62m)
Double glazed window overlooking the rear garden.
Radiator. Door opens to :

En-Suite

A white suite comprising wash hand basin, WC and walk in shower. Towel rail radiator. Partially tiled walls. Extractor fan. Spot lighting.

Bedroom 2 10'4 x 9'4 (3.15m x 2.84m)
Double glazed window. Radiator.

Bedroom 3 7'7 x 7'6 (2.31m x 2.29m)
Double glazed window. Radiator

Bathroom

A white suite comprising wash hand basin, WC and bath. Partially tiled walls. Obscure double glazed window. Towel rail radiator. Extractor fan. Spot lighting.

Outside

Front

To the front of the property there are 2 allocated off street parking spaces. Side access to the rear garden.

Rear Garden

A patio area leading onto the lawn bound by panel fencing. Shed. Outside tap.

Rent Per Calendar : £1350.00

Deposit : £1557.00

Council Tax Band : Waiting For Banding

Energy Performance Certificate Rating : On Order

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.





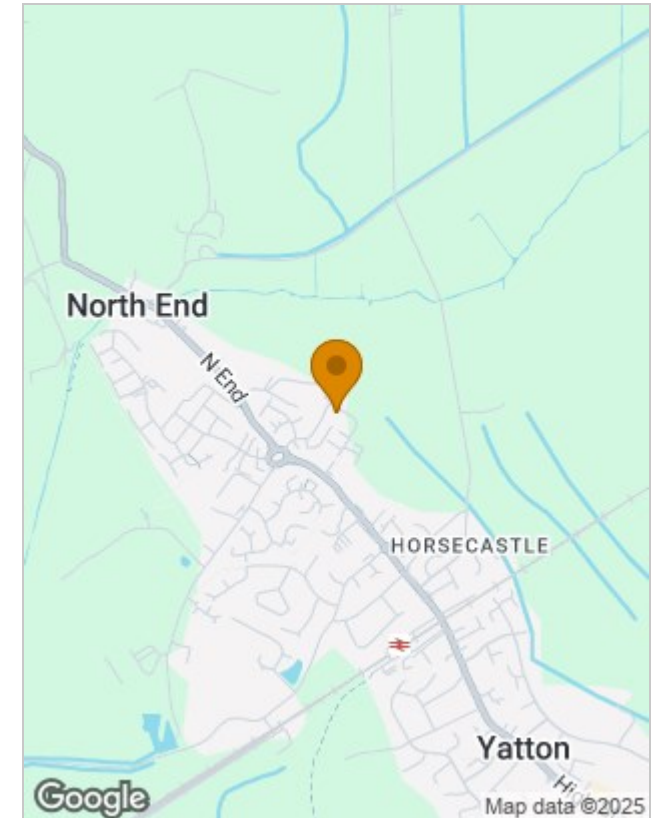


Viewing

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	98	99
(81-91) B		
(69-80) C		
(55-68) D		
(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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