

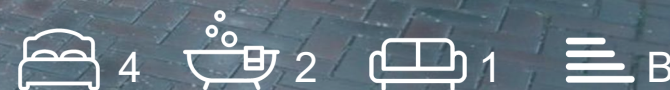


Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Griffin Road, Clevedon, BS21 6HJ

£1,750 Per month





Griffin Road

Clevedon, BS21 6HJ

- 4 Double Bedrooms
- 1 Bathroom & 1 Shower Room
- Ample Storage
- Level Lawn
- Detached
- Modern Kitchen
- Spacious Accommodation
- Garage

Griffin Road in Clevedon. This delightful detached bungalow offers a perfect blend of modern living and spacious comfort. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The heart of the home is undoubtedly the modern kitchen, which boasts contemporary fittings and ample space for culinary creativity. Its design ensures that cooking and entertaining can be enjoyed simultaneously, making it a wonderful space for family gatherings.

In addition to the impressive interior, the property features a garage, providing convenient storage for vehicles or additional belongings. This property outside has the added benefit of a patio and grassed area. The surrounding area of Clevedon is known for its picturesque scenery.



£1,750 Per month



Accommodation

From Griffin Road a private drive way leads to wooden gates. Gates open to :

Driveway

Parking for several cars. Front door opens to :

Entrance Hall

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

Kitchen

15'5 max x 13'1 min x 10'3 max x 7'6 min (4.70m max x 3.99m min x 3.12m max x 2.29m min)

Grey fronted base and eye level units with working surfaces. Tiled splash back. Bowl and half stainless steel sink. Built in appliances include induction hob, double oven, dishwasher, fridge and freezer. A dual aspect room. Spot lighting. Radiator. Door opens to :

Utility Room

Base units and working surfaces. Tiled splash back. Space and plumbing for a washing machine. Boiler. Spot lighting. Door providing side access.

Sitting Room

17'4 x 15'3 (5.28m x 4.65m)
2 radiators. Feature fireplace. Double glazed window. Patio doors. Spot lighting.



Bedroom 1

Double glazed window. Radiator.

11'8 x 8'9 (3.56m x 2.67m)

Bedroom 2

Double glazed window. Radiator.

15'5 x 9 (4.70m x 2.74m)

Shower Room

A white suite comprising WC, wash hand basin with concealed storage and walk in shower. Towel rail radiator. Tiled walls. Spot lighting. Extractor. Obscure double glazed window.

Stairs & Landing

Spot lights. Velux window.

Bedroom 3

15'2 max x 13'7 min x 9'7 (4.62m max x 4.14m min x 2.92m)
Velux windows. Radiator. Eaves storage. Additional storage cupboard. Spot lighting.

Bedroom 4

12'4 max x 9'7 min x 10'3 (3.76m max x 2.92m min x 3.12m)
Double glazed window. Radiator. Spot lighting.

Bathroom

A white suite comprising WC, wash hand basin with concealed storage and bath with shower attachment. Velux window. Towel rail radiator. Partially tiled walls. Spot lighting.

Outside

Parking for several cars. A patio area which leads onto the level lawn. Access around the property. Bin storage. Shed.

A detached garage with an electric door. Power and light.

Rent Per Calendar Month : £1750.00

Deposit : £2019.00

Energy Performance Certificate Rating : B

Council Tax Band : 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.





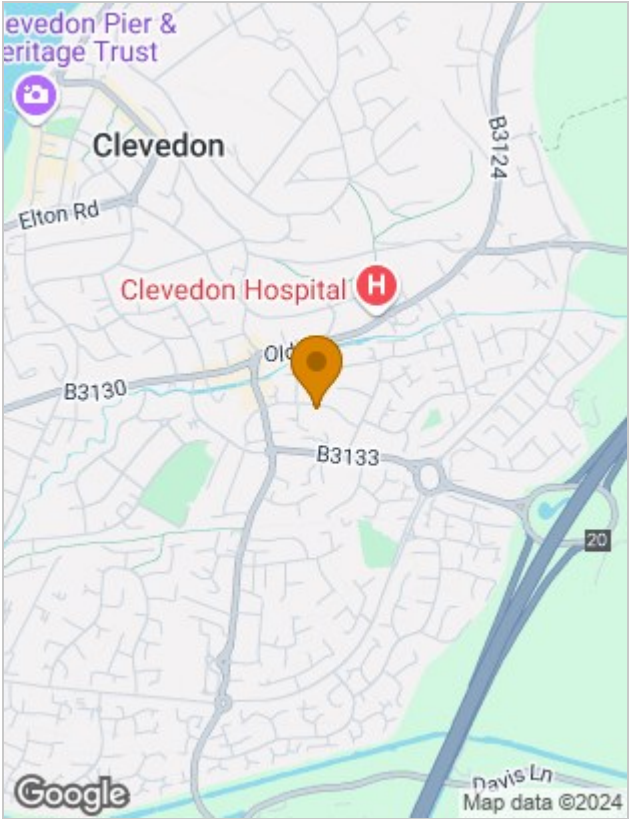


Viewing

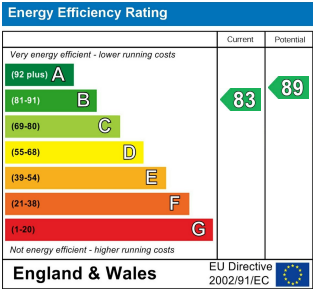
Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

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