



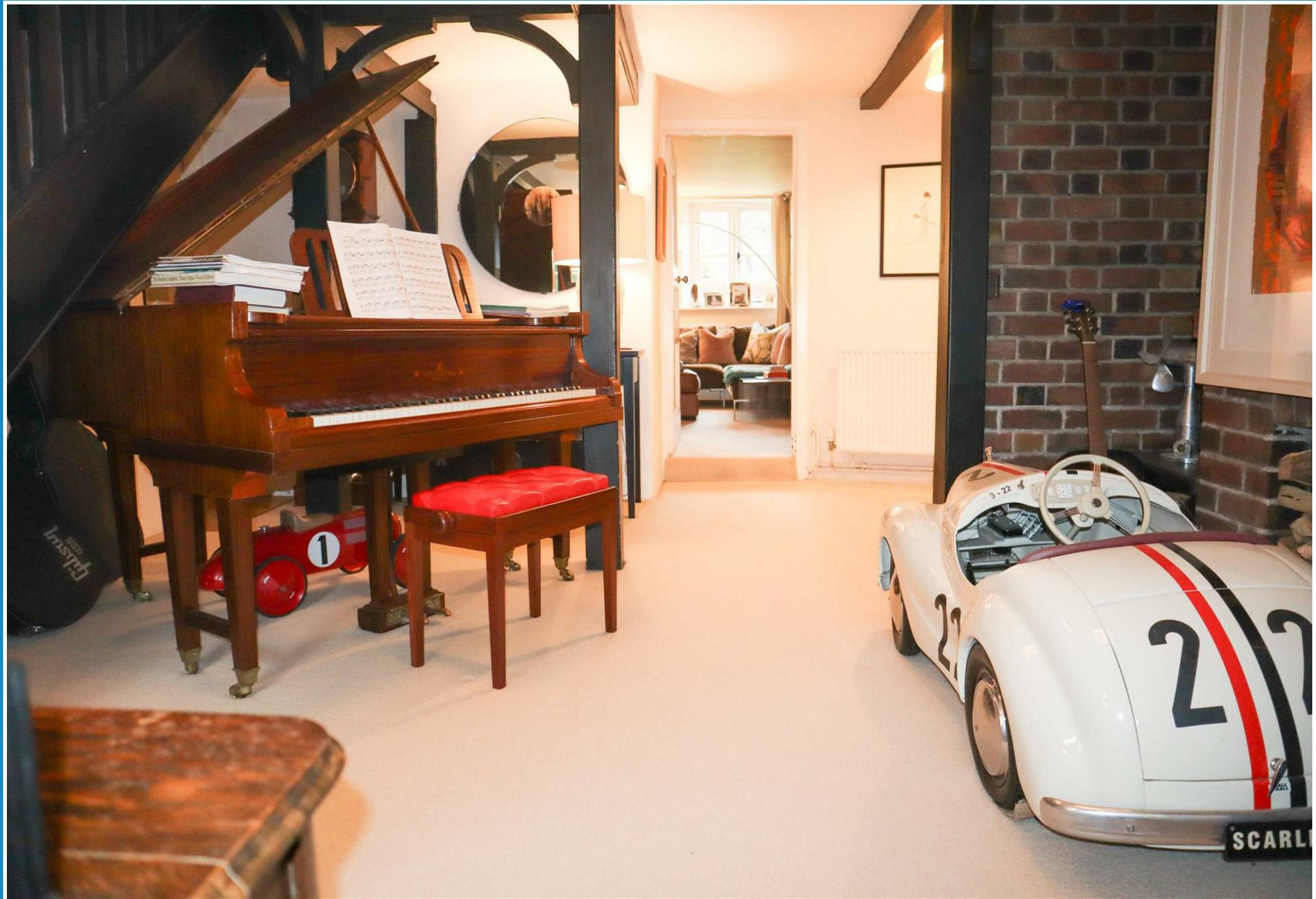
Adrian Wedlake  
RESIDENTIAL LETTINGS & MANAGEMENT



Walton Street, Clevedon, BS21 7AW

£1,800 Per month





# Walton Street

Clevedon, BS21 7AW

- Located In Walton In Gordano
- 3 Bedrooms
- Separate Dining Room
- Gardens
- Beautiful Cottage
- 2 Bathrooms
- Wood Burner
- Off Street Parking

Nestled in the charming village of Walton-In-Gordano, Clevedon, this beautiful cottage on Walton Street offers a delightful blend of comfort and character. With four bedrooms, this home is perfect for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The separate dining room is a wonderful feature, ideal for hosting dinner parties or enjoying family meals together. The cottage is designed to create a warm and welcoming atmosphere, making it a perfect retreat from the hustle and bustle of everyday life.

Additionally, the property includes two bathrooms, ensuring convenience for all residents. The thoughtful layout and charming details throughout the home enhance its appeal, making it a truly special place to live.



£1,800 Per month



## Accommodation

Door opens to :

## Entrance

An ideal place for shoes and hanging coats. Door opens to :

## Shower Room

A white suite comprising a pedestal wash hand basin, WC and walk in shower. Towel rail radiator. Partially tiled walls. Extractor fan. Obscure double glazed window.

## Inner Hallway

Stairs rising to first floor. Feature fire place. Door opens to :

## Sitting Room

15'1 x 11'8 (4.60m x 3.56m)

Window. Wood burner. Radiator.

## Dining Room

21'4 x 11'8 (6.50m x 3.56m)

Base units with working surfaces. Arga. Door opens to :



#### Outside

To the front of the property offers a level lawn proving access to the rear.

The rear garden offers a patio area, level lawn and storage units. Stone shed. Off street parking

**Rent Per Calendar Month : £1800.00**

**Deposit : £2069.00**

**Energy Performance Certificate Rating : E**

**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.

#### Kitchen

13'7 x 7'2 (4.14m x 2.18m)  
Base and eye level units with working surfaces. Sink. Window over looking the garden. Free standing oven with hob. Space and plumbing for washing machine, dishwasher and dryer. Tiled splash back. Space for fridge freezer. Door providing access to the garden. Spot lighting.

#### Stairs & Landing

Door opens to :

#### Bedroom 1

Window. Radiator.

16'8 x 13'1 (5.08m x 3.99m)

#### Bedroom 2

Window. Radiator.

13'1 x 11'3 (3.99m x 3.43m)

#### Bedroom 3

Window. Radiator.

9'2 x 8'8 (2.79m x 2.64m)

#### Bedroom 4

Radiator.

#### Bathroom

A white suit comprising pedestal wash hand basin, WC and bath with shower. Towel rail radiator. Tiled walls.



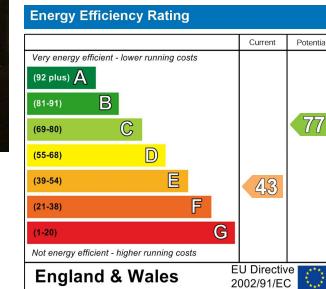




## Location Map



## 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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