



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Kenn Road, Clevedon, BS21 6JE

£1,750 Per month



4



2



2



E



Kenn Road

Clevedon, BS21 6JE

- Victorian House
- Beautifully Presented
- Open Plan Kitchen/Diner
- Separate Office
- 4 Bedrooms
- Recently Renovated
- Gardens To The Front & Rear
- Off Street Parking Space

A beautiful Victorian terraced house located on Kenn Road in the picturesque town of Clevedon. This property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your family. With 4 bedrooms, there is ample space for everyone to have their own sanctuary within this lovely home.

The kitchen/diner is a focal point of this property, providing a warm and inviting space for cooking and enjoying meals together. The addition of an office room offers the flexibility to work from home comfortably and efficiently.

Convenience is key with off-street parking available for 1 vehicle, ensuring you never have to worry about finding a parking space after a long day. The property also features 1 bathroom and 1 shower room adding to the functionality of this delightful home.

Located in Clevedon, known for its beautiful surroundings and vibrant community, this house offers the perfect blend of comfort and character. Don't miss the opportunity to make this Victorian terraced house your new home.



£1,750 Per month



Accommodation

From Kenn Road a path leads to the front door. Door opens to :

Entrance Hall

Stairs rising to first floor. Radiator. Door opens to :

Sitting Room

14'6 x 10'9 max x 9'6 min (4.42m x 3.28m max x 2.90m min)
Measurements into bay. Double glazed window over looking the front garden. Feature fireplace. Radiator. Cornicing.

Dining Room

12'8 x 12'4 (3.86m x 3.76m)
Double glazed window looking into the rear garden. Radiator. Sliding door provided access to understairs storage. Opens into :

Kitchen

14'2 max x 12'1 min x 7'5 max x 4'7 min (4.32m max x 3.68m min x 2.26m max x 1.40m min)
Beautifully fitted base and eye level units with working surfaces. Single bowl sink. Built in appliances include an electric oven and induction hob with extractor. Space for dishwasher. Double glazed window. Storage cupboard with space to house a dryer. Door providing access to the rear garden. Door opens to :



Bedroom 3
Reduced head height. 2 velux windows. Radiator.

12'8 x 7'1 (3.86m x 2.16m)

Bedroom 4
Reduced head height. 2 velux windows. Radiator.

12'8 x 7'5 (3.86m x 2.26m)

Outside
To the front of the property a stone chipped area.

To the back of the property a large stone chipped area which will be low maintenance. 1 off street parking space.

Rent Per Calendar Month : £1750.00

Deposit : £2019.00

Energy Performance Certificate Rating : E

Council Tax Band : 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.

Utility Room

Base and eye level units with working surfaces. Single bowl sink. WC and walk in shower. Partially tiled walls. Space for washing machine. Obscure double glazed window. Radiator.

Office Room

17'5 x 5'3 (5.31m x 1.60m)

Double glazed window over looking the rear garden. Radiator. Working surfaces.

1st Floor Stairs & Landing

Stairs to 2nd floor. Door opens to :

Bedroom 1

14'2 max 13 min x 12 (4.32m max 3.96m min x 3.66m)

Double glazed window over looking Kenn Road. Radiator.

Bedroom 2

10'3 x 8'5 max x 7'4 min (3.12m x 2.57m max x 2.24m min)

Double glazed window over looking the rear garden. Radiator.

Family Bathroom

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

2nd Floor Stairs & Landing

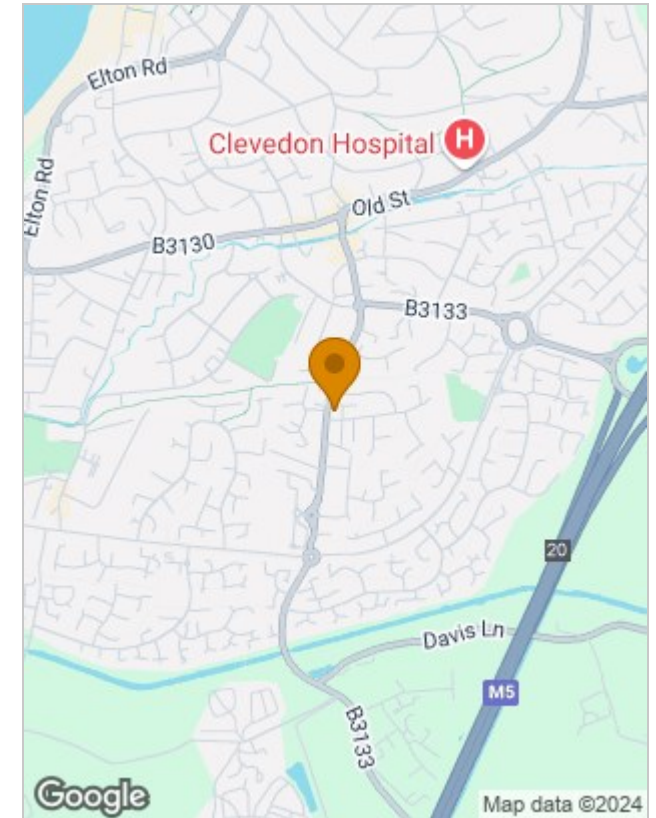
Door opens to :



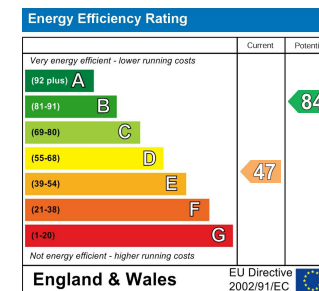




Location Map



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.

Adrian Wedlake Residential Lettings & Management

Tel: 07931 138802

Adrianwedlake@outlook.com

Adrianwedlakelettings.com