



**Adrian Wedlake**  
RESIDENTIAL LETTINGS & MANAGEMENT



13b Herbert Road, Clevedon, BS21 7ND

£850







# 13b Herbert Road

Clevedon, BS21 7ND

- Top Floor Apartment
- Double Glazing
- Balcony With Stunning Views
- Double Bedroom
- Gas Central Heating
- 1 Off Street Parking Space

Are you looking for an apartment with views? Look no further! An immaculately presented 1 bedroom top floor apartment located in Alonzo Place on Herbert Road, Clevedon. The accommodation comprises a kitchen, lounge/diner, double bedroom, bathroom and a balcony with views. This property has the added benefit of an off street parking space.



## Accommodation

Communal front door opens to:

## Communal Hall

Stairs rising to top floor. Front door opens to:

## Entrance Hall

Telephone entry system. Radiator. Storage cupboard with wooden shelving. Door opens to:

## Lounge/Diner

17'3 max x 11'5 min x 13'9 max x 5'5 min (5.26m max x 3.48m min x 4.19m max x 1.65m min)  
Double glazed sash window. Patio doors providing access to the balcony. Radiator. Opens to:

## Kitchen

11'8 x 7'6 (3.56m x 2.29m)  
Base & eye level units with working surfaces. Bowl and half stainless steel sink. Built in appliances include 4 ring gas hob, double oven, fridge, freezer, washing machine and dishwasher. Tiled splash back. Spot lighting. Double glazed sash window over looking the balcony.







**Bedroom 1** 13'3 x 10'7 (4.04m x 3.23m)  
Double glazed window. Radiator. Built in wardrobes. Spot lighting.

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

**Balcony**  
Stunning views across the roof tops of Clevedon and across the channel.

**Parking**  
This apartment has the added benefit of 1 off street parking space.

**Rent : £850.00**

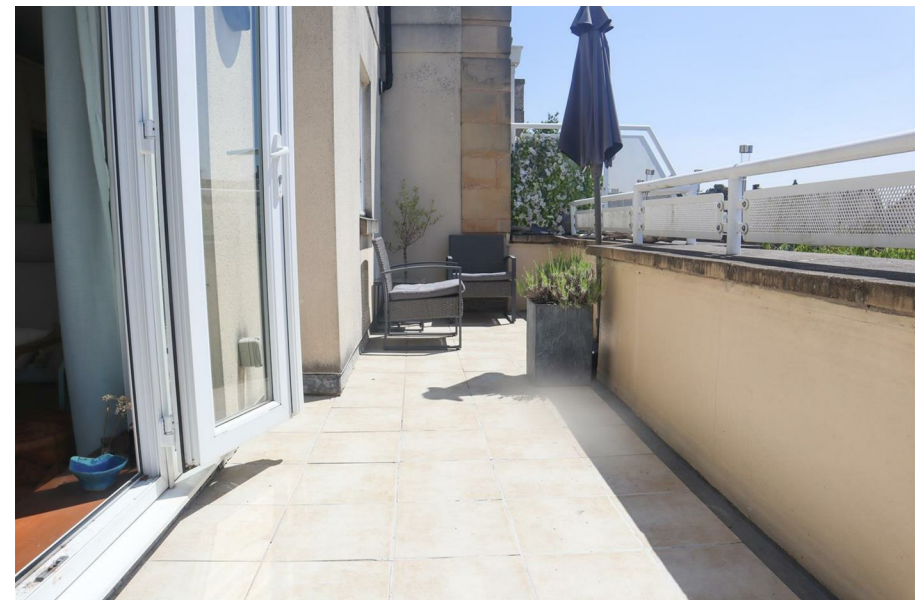
**Deposit : £980.00**

**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.







## Floor Plans

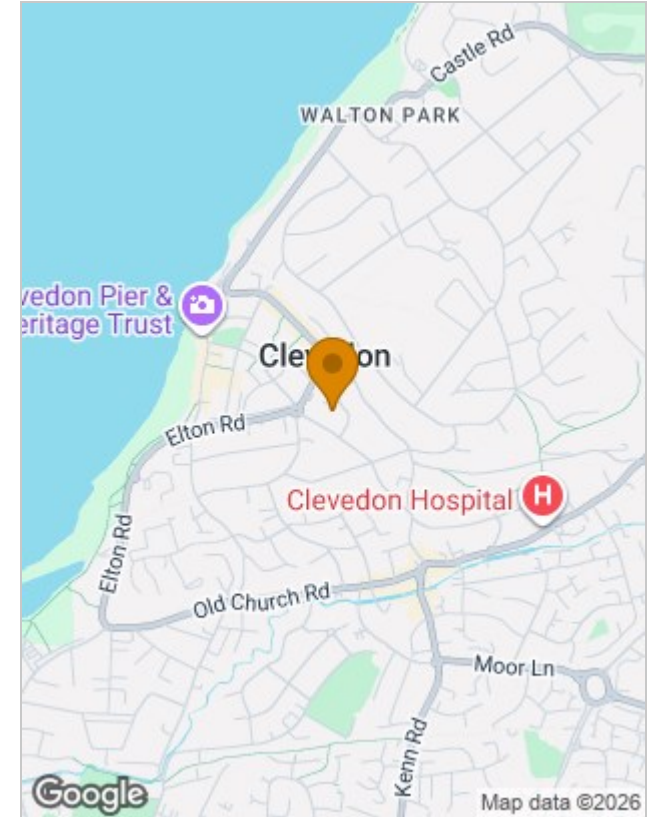


## Viewing

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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