



81 Hawthorn Crescent, Yatton, BS49 4RG
£1,550 Per Calendar Month

Very pretty family house in a great location



PROPERTY TYPE

Detached House



LOCATION

Yatton



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas central heating and double glazing



PARKING

Garage and parking



OUTSIDE SPACE

Front and rear



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- Quality detached family house
- Very spacious four bedroom layout
- Tenancy Term - 12 months
- Security Deposit - £1778.46
- EPC Rating - C
- Council Tax Band - E



more details

Entrance

canopy entrance porch with outside light, panelled entrance door leading to:

Entrance Hall

with staircase rising to first floor with built in understairs storage cupboard, laminate flooring, radiator, door providing access to integral garage, door leading to:

Sitting Room

16' 3" into bay x 11' 4" (4.95m x 3.45m)

delightful room with double glazed bay window overlooking front garden, radiator, recess fireplace with polish stone surrounds with slate hearth, radiator, television aerial point, arched access to:

Dining Room

11' 0" x 9' 6" (3.35m x 2.89m)

with double glazed sliding patio doors, radiator.

Kitchen

11' 6" x 10' 0" (3.50m x 3.05m)

fitted with a full array of oak fronted wall and base units with work surfaces, tiled surrounds, inset single drainer sink unit with mixer tap, space for cooker with extractor hood over, space and plumbing for dishwasher, space for fridge, glazed dresser unit, inset spotlighting, double glazed window.

Utility Room

half glazed door leading to rear garden, fitted with an array of oak fronted wall and base units with tiled surrounds, inset single drainer stainless steel sink unit with mixer tap, cupboard concealing wall mounted gas boiler providing domestic hot water circulation and central heating, plumbing for automatic washing machine, radiator.

Downstairs Cloak Room

with low level wc, wash basin with cupboards under, tiled surrounds, radiator, double glazed window.

First Floor

Landing

radiator, built in linen cupboard housing hot water tank also providing shelving.

Bedroom 1

15' 8" x 10' 9" (4.77m x 3.27m)

measurements include built in wardrobe, double glazed window, radiator.

En Suite Shower Room

with suite of quadrant shower cubicle with integrated shower over and glazed sliding doors, low level wc, pedestal wash hand basin, heated towel rail/radiator, double glazed window.

Bedroom 2

16' 6" x 9' 3" (5.03m x 2.82m)

with double glazed window and radiator.

Bedroom 3

10' 9" x 9' 8" (3.27m x 2.94m)

with double glazed window and radiator.

Bedroom 4

11' 8" x 9' 3" (3.55m x 2.82m) reducing to 5'6"

with double glazed window and radiator.

Family Bathroom

with suite of panelled bath with shower over and glazed folding shower screen, pedestal wash hand basin, low level wc, double glazed window, tiled surrounds, extractor fan, heated towel rail/radiator.

Outside

Front

completely hard scaped laid to South Cerney chippings, mature blossom tree, path access to front door.

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- En suite to the main bedroom, utility and downstairs cloakroom
- Secluded garden, lots of parking and garage
- Sought after location at the north end of the village
- Great for access to village centre and railway station
- Close to Yatton primary school and Backwell school catchment

consider this

This property is available to move into from approximately beginning of May.

A pet dog is considered at this property

what will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

1. Holding deposit, equivalent to 1 week's rent. This will reserve the property.
2. First month's rent
3. Security deposit, equivalent to 5 weeks' rent (for rents under £50,000 per year). This covers damages or defaults on the part of the tenant during the tenancy.





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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.