



66 Butterfield Park, Clevedon, BS21 5EE  
£1,050 Per Calendar Month

Lovely two bedroom house in lovely cul de sac position



PROPERTY TYPE

Terraced House



LOCATION

Lower Clevedon



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating & double glazing



PARKING

Allocated off street



OUTSIDE SPACE

Enclosed rear garden



# torent

- Modern middle terrace two bedroom house
- Spacious lounge/dining room leading into the kitchen
- Security Deposit - £1211.54
- Tenancy Term - 12 months
- EPC Rating - Ordered
- Council Tax Band - B



## more details

### Entrance

obscure double glazed entrance door leading into:

### Entrance Hallway

stairs to first floor, door leading into:

### Lounge/Dining Room

17' 9" x 11' 9" (5.41m x 3.58m)

with full length double glazed window to front, radiator, door into:

### Kitchen

11' 9" x 6' 10" (3.58m x 2.08m)

with double glazed window over looking rear garden and double glazed back door leading to rear garden, kitchen is fitted with a matching range of wall & base units with work surfaces over, inset stainless steel sink and drainer unit with mixer tap, integrated electric oven with four ring gas hob, tiled splashbacks, space for free standing fridge freezer, space for automatic washing machine

### First Floor

### Landing

smoke alarm, doors to:

### Bedroom 1

11' 8" x 11' 9" (3.55m x 3.58m)

with double glazed window to front, radiator

### Bedroom 2

10' 10" x 6' 9" (3.30m x 2.06m)

with double glazed window to overlooking rear garden, radiator, built in airing cupboard housing Valliant boiler and slated shelving

### Bathroom

with double glazed obscure window to rear, suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level W.C., part tiled surrounds, radiator, wall mounted mirrored bathroom cabinet

### Outside

### Front Garden

pathway leading to front door, mainly laid to chippings with shrub and plant borders

### Rear Garden

bound by panelled fencing, with area laid to lawn, small patio area, small chippings area, outside water tap, shrub borders

### Parking

allocated off street parking close to property

## welove

- Fitted kitchen with gas hob and electric cooker
- Low maintenance rear gardens and allocated off street parking
- Level access to town centre and sea front
- Situated in a cul de sac location with level access to local amenities
- Easy commute to the M5 motorway

## consider this

*This property is available to move into approximately 3rd June.*

### 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.
- Once references are complete, you will be asked to pay:
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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