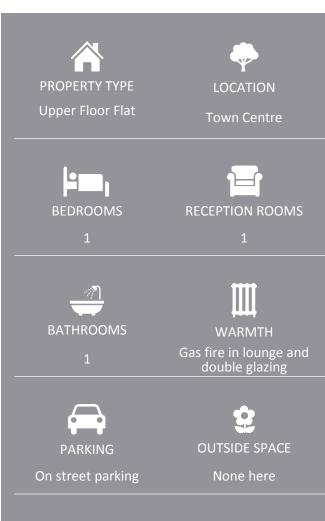


First Floor Flat, 28 Griffin Road, Clevedon, BS21 6HJ £820 Per Calendar Month

Converted first floor Victorian apartment





## to**rent**

- Victorian converted first floor flat
- One double size bedroom accommodation
- Security Deposit £946.15
- Term 12 months
- EPC Rating -
- Council Tax Band A



## more**details**

#### Ground Floor

**Communal Entrance Door** leading to:

**Communal Hallway** entrance door to first floor flat and stairs leading to:

First Floor

Landing skylight window door to:

Sitting Room 15' 4" x 11' 6 (4.67m x 3.50m) double glazed window to front, gas fire.

#### Kitchen

7' 8" x 7' 4 (2.34m x 2.23m) fitted with a matching range of base and eye level units with work top space over, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, space for cooker, gas boiler, double glazed window to side, double glazed window to rear.

#### Double Bedroom

12' 5'' x 9' 7 (3.78m x 2.92m) fitted with a vanity unit comprising of a wash hand basin with cupboards under, double glazed window to rear.

#### Shower Room

shower cubicle, low level wc, double glazed obscure window to side.

#### Outside

Front pathway leading to the communal entrance door and bin storage.

**Council Tax** we understand the council tax band to be A.

### we**love**

- Good size lounge with gas fire
- Double bedroom with vanity unit & wash hand basin
- Popular location close to the amenities of Clevedon Triangle
- Easy to commute for the M5 motorway
- A level walk to Clevedon's historic sea front

# consider**this**

This property is available to move into approximately 19th July

### 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. <u>Holding deposit</u>, 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. <u>Security deposit</u>, 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.



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.