



4 Sawyers Court Clevedon BS21 6EF  
£1,175 Per Calendar Month

Delightful modern corner house with garden and parking



PROPERTY TYPE

Terraced House



LOCATION

Lower Clevedon



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric heating & double glazing



PARKING

Two off street parking spaces



OUTSIDE SPACE

Front and side garden



## torent

- Excellent modern corner house
- Two bedroom accommodation with storage
- Security Deposit - £1263.45
- Term - 12 months
- EPC Rating -
- Council Tax Band - B



## more details

### Entrance

double glazed entrance door leading to:

### Entrance Hall

with built in cupboard, night storage heater, wall mounted shelf, doors to:

### Kitchen/Breakfast Room

6' 8" x 8' 8" (2.03m x 2.64m)

with double glazed windows to front and side, fitted with a matching range of wall and base units with work surfaces over, inset stainless steel sink and drainer unit with mixer tap, tiled splash-backs, appliances include freestanding double electric oven with ceramic hob, use of freestanding fridge-freezer, freestanding automatic washing machine, breakfast bar

### Lounge

13' 5" x 10' 10" (4.09m x 3.30m)

double glazed bay windows to side, 2 night storage heaters, stairs rising to first floor.

### First Floor

### Landing

with smoke alarm, doors to:

### Bedroom 1

9' 10" x 8' 8" (2.99m x 2.64m)

with double glazed windows to side, built in bedroom furniture including wardrobes and over-bed storage cupboards, built in wardrobe with chest of drawers, airing cupboard housing hot water tank and slatted shelving, night storage heater

### Bedroom 2

8' 10" (maximum) x 6' 10" (2.69m x 2.08m)

with double glazed window to side, night storage heater

### Bathroom

with obscure double glazed window to front, white suite comprising a panelled bath with electric shower over, pedestal wash hand basin, low level w.c., chrome heated towel rail.

### Outside

### Front Garden

laid to chippings and bound by picket fencing with pathway leading to front door.

### Side Garden

laid to chippings with shrub and bush borders, outside water tap.

### Parking

two allocated parking spaces.

## welove

- Convenient location close to the town centre
- Modern fitted kitchen with use of some appliances
- Newly decorated throughout
- Contemporary white bathroom suite with shower over the bath
- Two off street parking spaces

## consider this

*The property is available to move into now*

### 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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