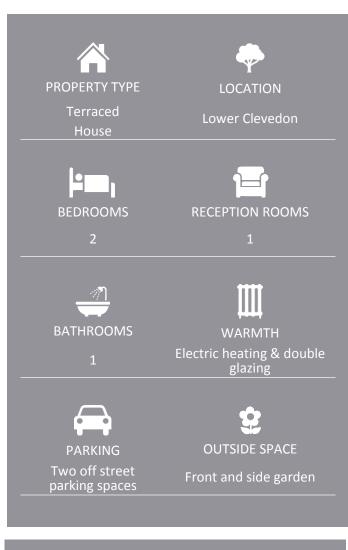


4 Sawyers Court Clevedon BS21 6EF £1,095 Per Calendar Month

Delightful modern corner house with garden and parking





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





moredetails

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

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

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.

Bedroom 2

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

Convenient location close to the town centre

- Modern fitted kitchen with use of some appliances
- Newly decorated throughout

we**love**

- 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.



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.