

marktempler

RESIDENTIAL LETTINGS



3 Ruddyhead Clevedon BS21 5EN

£1,400 Per Calendar Month

Modern semi detached house with garage and parking



PROPERTY TYPE  
Semi Detached  
House



LOCATION  
Lower Clevedon



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas central heating and  
double glazing



PARKING  
Off street parking &  
garage



OUTSIDE SPACE  
Front & rear gardens



## torent

- Delightful modern semi detached house in a popular cul de sac
- Excellent design three bedroom family home
- Security Deposit - £1615.35
- Holding Deposit - £323.07
- EPC Rating - D
- Council Tax Band - C



## more details

### Entrance

stained glass leaded double glazed entrance door with matching side screen leading to:

### Entrance Hall

with staircase rising to first floor, built in storage cupboard, radiator, door providing access to:

### Lounge/Dining Room 16' 5" x 12' 1" (5.00m x 3.68m)

with double glazed sliding patio doors leading to rear garden, double glazed window, radiator.

### Kitchen 10' 6" x 8' 1" (3.20m x 2.46m)

fitted with a matching range of wall and base units with work surfaces, tiled surrounds, inset one and a half bowl single drainer stainless steel sink unit, appliances including ceramic hob with built in double oven, plumbing for automatic washing machine, extractor hood, radiator, double glazed window.

### First Floor

### Landing

with doors to:

### Bedroom 1 12' 5" x 9' 10" (3.78m x 2.99m)

measurements include array of fitted wardrobes with mirror fronted sliding doors, double glazed window, radiator.

### Bedroom 2 9' 1" x 8' 7" (2.77m x 2.61m)

with double glazed window, radiator, built in linen cupboard providing shelving as well as housing wall mounted gas boiler providing domestic hot water circulation and central heating.

### Bedroom 3 9' 7" x 6' 8" (2.92m x 2.03m)

with double glazed window, radiator.

### Bathroom

with suite of panelled bath with hand held shower attachment, pedestal wash hand basin, low level wc, tiled surrounds, double glazed window, radiator.

### Outside

### Front

neatly laid lawn, attractive shrub and flower borders, path access to front door.

### Parking

driveway to front providing ample parking as well as leading to:

### Single Garage 16' 5" x 8' 0" (5.00m x 2.44m)

with metal up and over door.

### Rear Garden

bound by high level wall, fencing to side, of laid lawn, patio, attractive borders, side pedestrian access.

### Utilities

Mains water and drainage Mains electric supply Gas central heating This information has been provided by the Landlord and is correct to the best of our knowledge

### Broadband

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

### Mobile Phone Coverage/Signal

You are likely to have coverage indoor and likely to have coverage outside the property with a range of providers This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

## welove

- Fitted kitchen with integrated double electric oven
- Large lounge/dining room with access out to the rear garden
- Excellent spot with access to town centre and sea front
- Good size enclosed rear garden
- Modern white bathroom suite with shower over the bath

## consider this

*This property is available to move into from approximately 17th September*

### 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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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.