



The Coach House, 25 Hill Road Clevedon BS21 7NE
£850 Per Calendar Month

Characterful coach house in sought after location



PROPERTY TYPE

Link Detached
Coach House



LOCATION

Mid Clevedon



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

On street parking



OUTSIDE SPACE

Small courtyard area



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- Charming period coach house
- One double size bedroom accommodation
- Security Deposit - £975.75
- Holding Deposit - £196.15
- EPC Rating - D
- Council Tax Band - A



more details

Access

The coach house is accessed by external wooden steps at the front of the building

Entrance

feature wooden entrance door, leading into:

Entrance Hall

with wooden single glazed sash windows to the side, laminate flooring, glazed door leading into:

Lounge/Dining Room

13' 3" x 15' 8" (4.04m x 4.77m)

with two single wooden framed sash style windows to the front, two radiators, five wall lights, feature electric fireplace with wooden surround, stairs leading up to the inner hallway, open access leading into:

Kitchen

8' 9" x 6' 11" (2.66m x 2.11m)

with wooden framed double glazed sash style windows to the side, kitchen is fitted with matching range of wall and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap, integrated double electric oven, four ring gas hob with extractor fan over, use of automatic washer drier, use of under counter fridge with small freezer compartment, tiled splashbacks, inset spotlights

Inner Hall

with doors leading into:

Double Size Bedroom

12' 0" x 17' 2" (3.65m x 5.23m) to wardrobe front

double glazed window to the side, double glazed sliding doors leading out

to small patio area, radiator, range of built in wardrobes with hanging rails, shelving & sliding doors, airing cupboard housing the hot water tank and provides slatted shelving for storage space

Bathroom

with obscured double glazed window to the side, white suite comprising panelled bath with electric shower over the bath, pedal stall wash hand basin, low level w.c., fully tiled surround, radiator, tiled floor

Outside

Side Courtyard

Side patio area providing space for small table and chairs and potted plants. Please note: side patio serves as access to back garden for landlord and gardener.

Back Garden

shared use of large back garden which is located up external steps

Utilities

Mains water and drainage - the cost of this is included within the monthly rent
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 a highest available upload speed of 220 Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

Mobile Phone Signal/Coverage

You will have limited coverage inside the property 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

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- Wonderful location on Hill Road and within close proximity of Clevedon Sea Front
- Double size bedroom includes plenty of built in storage
- Fitted kitchen with use of under counter fridge and washer/drier
- Light and airy lounge/dining room with a feature electric fireplace
- Small courtyard area providing space for a table and chairs

consider this

This 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.





Mark Templer Residential Lettings 6 Kenn Road Clevedon BS21 6EL t 01275 343322 e rental@marktempler.co.uk w marktempler.co.uk

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.