

15 Irving Close, Clevedon, BS21 6YS

£1,395 Per calendar month

marktempler

RESIDENTIAL LETTINGS







PROPERTY TYPE

Semi Detached House



LOCATION

Lower Clevedon



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas central heating and double glazing



PARKING

At least three cars and a garage



OUTSIDE SPACE

Pretty Enclosed Rear Garden



EPC RATING

D



COUNCIL TAX BAND

C



- Well-proportioned three bedroom accommodation in this semi-detached home
- Modern fitted kitchen with integrated cooker
- Security deposit - £1,609.91
- Holding deposit - £312.92
- Tenancy term- 6 months
- Council Tax Band - C
- EPC - D

## 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.



Delightful bright and airy semi detached house

Large lounge/dining room provides a great space for family and entertaining

Garage and long driveway

Level walk to Clevedon Town Centre

## Available From

The property is available to move into from approximately 29th October



## 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

Broadband - Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. This information is sourced via

[checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquires

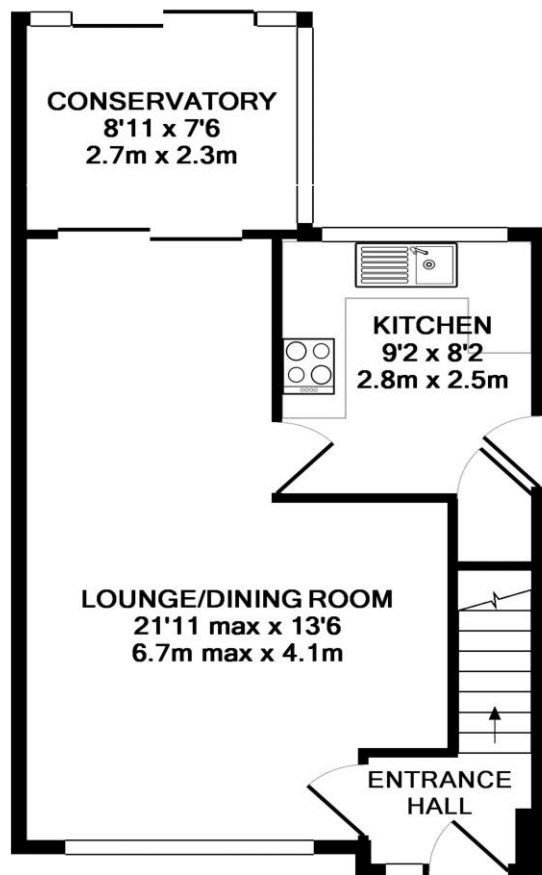
## Mobile phone signal/coverage

There is limited to likely coverage indoor depending on the provider and likely coverage outside the property with a range of providers This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquires

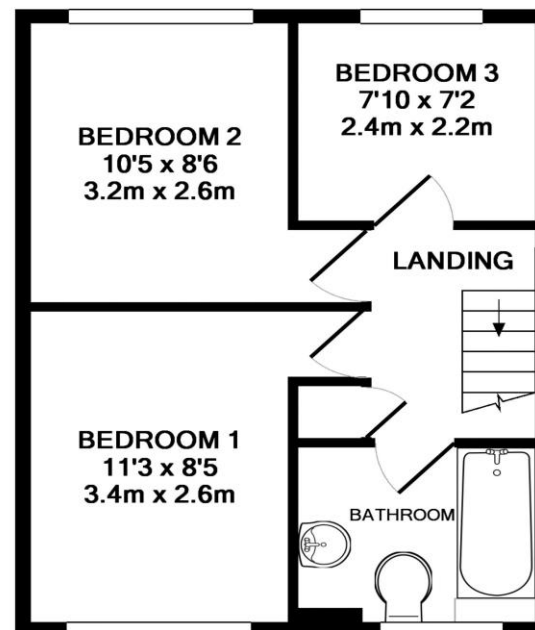
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GROUND FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(31.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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