



7 Waverley Road, Backwell, BS48 3LP
£1,250 Per Calendar Month

Spacious three bedroom house with garage and parking



PROPERTY TYPE

Terraced House



LOCATION

Backwell



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating and double glazing



PARKING

Enclosed rear garden



OUTSIDE SPACE

Garage and parking



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- Quality modern middle terrace house
- Spacious three bedroom accommodation with storage
- Holding Deposit - £287.70
- Security Deposit - £1,442.31
- Tenancy Term – 12 months
- EPC Rating - D
- Council Tax Band - C



more details

Entrance

double glazed entrance door leading to:

Entrance Porch

with door into:

Open Plan Lounge Dining Room

15' 10" maximum x 25' 11" (4.82m x 7.89m)

Lounge Area

with double glazed windows to front, feature gas fire, stairs rising to the first floor, radiator.

Dining Area

with double glazed sliding patio doors leading to rear garden, radiator, door to:

Kitchen

9' 10" x 7' 5" (2.99m x 2.26m)

double glazed window to rear garden, double glazed back door leading to rear garden, fitted with a matching range of wall and base units with works surfaces over, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, appliances include free standing electric oven with electric hob, use of free standing fridge freezer.

First Floor

Landing

with loft hatch, built in airing cupboard with slatted shelving, doors to:

Bedroom 1

12' 8" x 9' 0" (3.86m x 2.74m)

double glazed window to front, built in wardrobes, radiator.

Bedroom 2

10' 8" x 8' 11" (3.25m x 2.72m)

double glazed window overlooking rear garden, built in storage cupboard, radiator.

Bedroom 3

6' 6" x 6' 4" (1.98m x 1.93m)

double glazed window to front, built in cupboard with hanging rail, radiator.

Bathroom

double glazed obscure window to rear, white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level w.c., radiator.

Outside

Front Garden

mainly laid to lawn with pathway leading to front door.

Rear Garden

bound by panel fencing with area laid to lawn, area laid to chippings, shrubs borders, pathway leading to harscaped area at bottom of garden with parking for one car, gates with access leading to garage.

Garage

situated close by at the rear of the property.

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.

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- Open plan lounge/dining room with access to the rear garden
- Enclosed low maintenance rear garden
- Off street parking and garage
- Walking distance to the train station and local shops
- Close to mainline railway station to Bristol, Bath and London

consider this

This property is available to move into from approximately 11th November.

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.