

47 Ruddymead, Clevedon BS21 5EP











£1,100 Per Calendar Month

marktempler

RESIDENTIAL LETTINGS





 PROPERTY TYPE Terraced House	 LOCATION Lower Clevedon
 BEDROOMS 2	 RECEPTION ROOMS 1
 BATHROOMS 1	 WARMTH Electric heating and double glazing
 PARKING Garage and parking	 OUTSIDE SPACE Enclosed rear garden
 EPC RATING E	 COUNCIL TAX BAND C



- Superbly presented two bedroom middle terrace house
- Spacious two bedroom home
- Security Deposit - £1,269.23
- Holding Deposit - £253.84
- Tenancy Term - 12 months
- EPC Rating - E
- Council Tax Rating - C

## 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.



Modern two bedroom house with garage

Bright and airy lounge/dining room

Low maintenance rear garden with garage and parking space

Level to town centre

## Available From

This property is available to move into now



## Utilities

Mains water and drainage Mains electric supply 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 1000Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

## Mobile phone coverage/signal

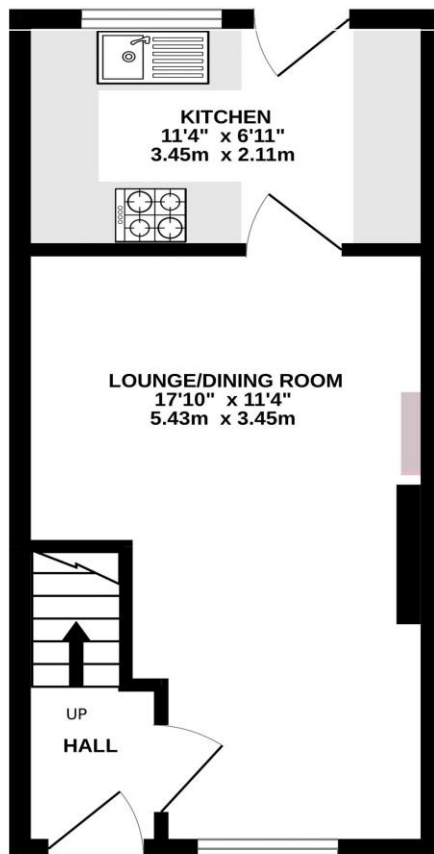
You are likely to have coverage indoor and likely to have coverage outside the property with a range of providers This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

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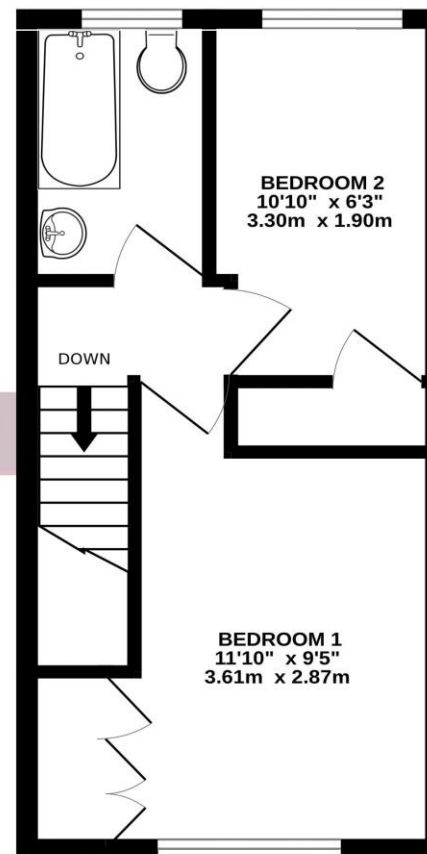




GROUND FLOOR  
274 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.6 sq.m.) approx.



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TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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