

marktempler

RESIDENTIAL LETTINGS



Apartment 1, The Lawn Lodge Lane Nailsea BS48 1BL

£1,195 Per calendar month

Luxury self-contained house with private entrance





#### PROPERTY TYPE

Ground Floor Flat or  
Basement



#### LOCATION

Nailsea



#### BEDROOMS

1



#### RECEPTION ROOMS

1



#### BATHROOMS

1



#### WARMTH

Air source heating



#### PARKING

Two allocated  
parking spaces



#### OUTSIDE SPACE

Patio area



## torent

- Spectacular converted self contained house with private entrance
- Spacious one bedroom accommodation
- Security Deposit - £1384.60
- Holding Deposit - £276.92
- EPC Rating - C
- Council Tax Band - A



## more details

### Entrance

double glazed entrance door with matching side window leading into:

### Lounge/Dining Room

18' 1" x 13' 11" (5.51m x 4.24m)

with wooden framed window to rear with double glazed window in front, stairs rising to the first floor, picture rail, entry phone system connecting to the main front door and electric gates, inset spotlights, underfloor heating, feature well with lights built into floor, glazed door leading into:

### Kitchen

double glazed window to side, kitchen is fitted with a matching range of wall and base unit with works surfaces over, inset stainless steel sink and drainer unit with mixer tap, integrated electric oven with ceramic hob and extractor fan over, space for free standing fridge freezer, inset spotlights, plumbing for automatic washing machine.

### First Floor

### Landing

with doors to:

### Double Size Bedroom

10' 10" x 14' 1" (3.30m x 4.29m)

with wooden framed sash window with secondary glazing to front, radiator, picture rail, built in cupboard with hanging rail and heated towel rail with built in storage cupboards above, built in airing cupboard housing the hot water cylinder.

### Shower Room

with obscure wooden framed window with secondary glazing to side, shower cubicle with mains shower, low level w.c., pedestal wash hand basin, wall mounted heated towel rail

### Outside

### Front Patio Area

paved patio area for apartment one's use only

### Parking

Two allocated parking spaces situated close to the apartment with type 2, app operated electric car charger with unique PIN access code. There is also a dedicated visitor parking bay and bay for motorcycle parking.

### Utilities

Mains water and drainage, mains electric supply, air source heat pump. 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 100 Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires.

### Mobile phone signal/coverage

There is limited to likely coverage indoors depending on the provider and likely coverage outdoors with a range of providers. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires.

## welove

- Luxury kitchen and shower room
- Easy commute to Bristol whether by car or train
- Two allocated parking spaces as well as visitors parking
- Service charge of £125 per calendar month for hot water, heating and broadband
- Great location close to shops and amenities of Nailsea Town Centre

## consider this

*This property is available to move into from approximately 30th May 2025. There is a service charge of £125 per calendar month for hot water, heating and broadband.*

### 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](mailto:rental@marktempler.co.uk) w [marktempler.co.uk](http://marktempler.co.uk)

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