



marktempler

RESIDENTIAL LETTINGS

First Floor Flat 2, 42 Kenn Road, Clevedon, BS21 6EW

£800 Per Calendar Month

Spacious converted first floor flat with parking



PROPERTY TYPE

Upper Floor Flat



LOCATION

Town Centre



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating and
double glazing



PARKING

One allocated space



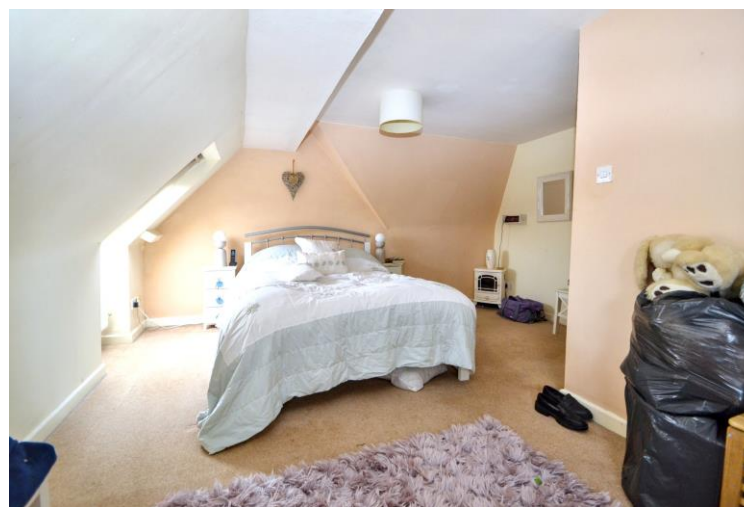
OUTSIDE SPACE

None here



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- Quality first floor apartment
- Spacious double size bedroom accommodation
- Holding Deposit - £184.62
- Security Deposit - £923.08
- EPC Rating - E
- Council Tax Band - A



more details

Entrance

Double glazed entrance door leading into communal hallway.

Communal Entrance Hall

Stairs rising to first floor and door to Flat 2.

First Floor

Flat 2

Entrance Hall

Laminate flooring, stairs rising to second floor, door to Lounge.

Lounge

12' 9" x 11' 9" (3.88m x 3.58m)

Double glazed windows to front and rear, radiator, laminate flooring, built in storage cupboard, decorative fireplace with wooden surround.

Kitchen/Breakfast Room

10' 11" x 7' 9" (3.32m x 2.36m)

Double glazed window to rear, fitted with matching range of wall and base units and work surface over, inset stainless steel sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor fan over, plumbing for automatic washing machine, use of under counter fridge, tiled splashbacks, cupboard housing boiler, radiator.

Bathroom

Obscure double glazed window to front, white suite comprising panelled bath with mains shower attachment over, low level w.c., pedestal wash hand basin, part tiled surrounds, radiator, laminate flooring.

Second Floor

Landing

Built in storage cupboard with slatted shelving, door to double sized bedroom.

Double Size Bedroom

18' 10" x 13' 9" (5.74m x 4.19m)

Two Velux windows to rear, two radiators.

Outside

Parking

One allocated parking space situated behind 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.

Broadband

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 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.

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- Conveniently situated within level access to the town centre
- Good size kitchen/breakfast room with electric cooker and use of under counter fridge
- Light and airy lounge
- Off street parking space
- Easy to commute for the M5 motorway

consider this

This property is available to move into from approximately 2nd June

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.





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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.