

marktempler

RESIDENTIAL LETTINGS



163 High Street Yatton BS49 4AD

£1,250 Per Calendar Month

Mature semi detached house with garage and parking



PROPERTY TYPE

Semi Detached House



LOCATION

Yatton



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Garage and parking



OUTSIDE SPACE

Enclosed front garden



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- Spacious mature semi detached house
- Two double size bedroom accommodation
- Security Deposit - £1,442.31
- Holding Deposit - £287.70
- EPC Rating - E
- Council Tax Band - B



more details

Entrance

double glazed entrance door with matching double glazed window to the front, leading into:

Entrance Hallway

radiator, stairs rising to the first floor, doors to:

Lounge

12' 3" x 13' 6" (3.73m x 4.11m)

double glazed windows to the front and side, radiator, feature decorative fireplace with wooden surround

Kitchen/Dining Room

11' 4" x 10' 7" (3.45m x 3.22m)

double glazed door leading out to the front garden and double glazed window over looking the front area. Kitchen is fitted with a matching range of wall and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap, integrated double electric oven with ceramic hob and extractor fan over, use of free standing fridge freezer, use of automatic washing machine, radiator

First Floor

Large Landing

with radiator, stairs leading up to an open space which could be used as a office/study area, doors to:

Bedroom 1

11' 5" x 11' 2" to wardrobe front (3.48m x 3.40m)

with double glazed window to the rear, radiator, a range of built in wardrobes with hanging rail and cupboards above

Bedroom 2

11' 5" x 10' 6" (3.48m x 3.20m)

with double glazed window over looking the front garden and double glazed window to the side, radiator

Bathroom

with obscure double glazed windows to the side, suite comprising paneled bath with electric shower over the bath, and a glazed shower screen, wash hand basin with built in vanity unit, low level w.c., wall mounted heated towel rail, part tiled surrounds, built in airing cupboard housing the boiler and slated shelving

Outside

Front Garden

mainly laid to lawn with bush and shrub borders, small gravelled area, side gate leading to:

Front Paved Area

hardscaped paved area, use of rotary washing line, use of garden shed.

Garage

located close by with off street parking space situated in front of the garage

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 1000 Mbps and highest available upload speed 1000 Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires.

Mobile phone coverage/signal

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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- Good size kitchen/breakfast room with use of appliances
- Extremely close to village amenities
- Light and airy lounge with decorative fireplace
- Good commuter links for Bristol City centre
- Useful study/office area

consider this

*This property is available to move into approximately
16th June 2025*

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.