

mark**templer**



1 Castlewood Close Clevedon BS21 7HR
£1,600 Per Calendar Month + fees

Contemporary four double bedroom family home



PROPERTY TYPE

Semi Detached house



HOW BIG

0sqft



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas central heating and
double glazing



PARKING

Driveway with off
street parking



OUTSIDE SPACE

Large rear garden



EPC RATING

E



COUNCIL TAX BAND

D



what's included

- Contemporary semi detached family home
- Flexible four double bedroom accommodation
- Master bedroom with luxury en suite bathroom
- Large open plan living space and separate utility room/cloakroom
- Lounge with feature wood burning stove
- Highly desired Upper Clevedon location



more details

Beautifully presented semi detached house situated within the sought after location of Upper Clevedon - this delightful home offers extremely spacious four double bedroom accommodation. It has been cleverly extended to create a large open plan living space which includes a contemporary kitchen area with integrated appliances, dining area and living space with double doors leading out to the rear garden. Separate to this is a utility/cloakroom which includes use of a washing machine, tumble drier and fridge freezer. At the front of the house is a large lounge with feature wood burning stove and bedroom 4 which could easily be used as a playroom or office. Upstairs are three light and airy bedrooms. The master bedroom enjoys a luxury en suite bathroom with a contemporary free standing bath and separate shower area. There is also a large modern family bathroom with bath and separate shower cubicle. Outside there is driveway providing ample off street parking. The rear garden is enclosed and of a good size, it has a delightful seating area and patio. Castlewood Close can be found on Dial Hill immediate to Clevedon Cricket Club. At the foot of the hill can be found coastline walks, Hill Road with its eclectic array of shops, cafes and restaurants and in the other direction Clevedon Golf Course with glorious countryside surrounds. EPC=E



the property is close to...

- Clevedon Cricket Club and Golf Club
- St Nicholas Chantry primary school and Clevedon's secondary school
- Woodland and coastal walks
- Boutique style shops and cafes on Hill Road
- Bus routes to Bristol and Weston super Mare

consider this

The property is available to move into from approximately beginning of November

Unfortunately pets are not allowed at this property

what will it cost to rent this property?

On submission of an Application Form applicants are required to pay the following fees in cleared funds:

- Single Application Fee: £295 inc VAT
- Additional Applicant Fee: £200 inc VAT

These fees cover checking your identity, immigration and visa details (required by law), credit checks, obtaining references from current or previous employers and landlords and any other relevant information to confirm affordability.

Other Potential Fees:

- Guarantor Application Fee: £100 inc VAT (per application)

If you're asked to provide a guarantor, eg if you're a student or self-employed, we'll need to carry out a credit check on your guarantor and possibly obtain references from current or previous employers and any other relevant information to confirm affordability. This fee covers those costs. This is due at the time of the application for a property or if requested and needed, prior to the tenancy starting.

- Adding additional tenant to existing tenancy agreement: £200 inc VAT (per additional applicant)

For an existing tenancy, where a new tenant wants to live at the property with the agreement of the landlord, this fee covers checking the additional applicant's identity, immigration and visa details (required by law), credit checks, obtaining references from current or previous employers and landlords and any other relevant information to assess affordability.



Mark Templer Residential Lettings 6 Kenn Road Clevedon BS21 6EL ☎ 01275 343322 ✉ rental@marktempler.co.uk 🌐 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.