



This well presented FIVE bedroom FAMILY house has the benefit of gas central heating and upvc double glazing. The SPACIOUS property briefly comprises entrance hallway, cloakroom, study, breakfast kitchen, utility room, living room, dining room, five bedrooms, TWO en suite shower rooms, a dressing room and family bathroom. There are gardens to the front and rear and a DOUBLE garage and driveway. The property is situated within walking distance from all the local amenities and SCHOOLS in the area.

HOLDING DEPOSIT £360. DEPOSIT REQUIRED £1815. COUNCIL BAND F. AVAILABLE NOW

**RENT £1,575 PCM | DEPOSIT £1,815 | AVAILABLE FROM  
BAND: F**



## THE ACCOMMODATION COMPRISSES:-

### GROUND FLOOR

#### ENTRANCE HALL

Stairs off. Laminate flooring.

#### CLOAKROOM

1.230 x 0.814 (4'0" x 2'8")

White suite comprising low level wc and pedestal hand basin. Extractor. Partly tiled walls and laminate flooring.

#### DINING ROOM

3.456 x 2.642 (11'4" x 8'8")

Laminate flooring.

#### LIVING ROOM

4.992 x 3.462 (16'4" x 11'4")

Television and telephone points. Laminate flooring. Double doors leading to garden.

#### STUDY

2.230 x 2.125 (7'3" x 6'11")

Fitted shelving unit.

#### KITCHEN

Range of wall and floor units with complementary work surfaces incorporating, stainless steel double oven, stainless steel 5 ring hob with stainless steel hood over, stainless steel sink unit, integral dishwasher and fridge freezer. Extractor. Laminate flooring.

#### UTILITY ROOM

2.347 x 1.632 (7'8" x 5'4")

Wall and floor units with complementary work surfaces incorporating stainless steel sink unit and plumbed for washing machine. Extractor. Partly tiled walls and laminate flooring. Side door.

### FIRST FLOOR:-

#### LANDING

#### BEDROOM ONE

4.204 x 3.535 (13'9" x 11'7")

Built-in recessed drawer unit. Television and telephone point.

#### DRESSING AREA

2.015 x 1.037 (6'7" x 3'4")

Fitted wardrobes

#### EN-SUITE

2.219 x 2.181 (7'3" x 7'1")

White suite comprising low level wc, pedestal hand basin and recessed shower. Extractor. Partially tiled walls and tiled floor. Shaver point.

#### BEDROOM FOUR

Full length fitted wardrobes.

#### BEDROOM FIVE

2.804 x 2.481 (9'2" x 8'1")

Fitted drawer unit.

#### BATHROOM

2.217 x 1.872 (7'3" x 6'1")

White suite comprising low level wc, pedestal hand basin and panelled bath. Extractor. Partly tiled walls and tiled floor.

### SECOND FLOOR:-

#### LANDING

Hatch to loft.

#### BEDROOM TWO

5.314 x 3.561 (17'5" x 11'8")

Fitted wardrobes and drawer units.

#### BEDROOM THREE

5.308 x 2.220 (17'4" x 7'3")

Fitted wardrobe

#### BATHROOM

2.162 x 1.768 (7'1" x 5'9")

Suite comprising low level wc, pedestal hand basin and shower cubicle. Extractor. Partially tiled walls and laminate flooring. Velux window.

#### OUTSIDE

Garden with lawn to the front. Garden to the rear with lawn and paved patio area with perimeter fencing.

#### GARAGE

Double garage with power and light and drive with parking for two cars.

### ADDITIONAL INFORMATION:-

#### SERVICES

Mains water, drainage, electricity and gas are connected to the property.

#### APPLIANCES

No appliances have been tested by the Agent.

#### HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent.

If at any time you decided not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

#### DEPOSIT PROTECTION SERVICE

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0844 4727000

#### REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

#### BROADBAND AND MOBILE PHONE COVERAGE

Please check the Ofcom website for information on the broadband and mobile phone coverage for this postcode.

**clubleys.com**





# CLUBLEYS

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### DEPOSIT PROTECTION SCHEME

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The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0330 3030030

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#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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**ZOOPLA**

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