



55 Hawthorn Crescent, Yatton, BS49 4RG
£975 per calendar month

Steven
Smith



This end of terrace two bedroom house will not disappoint. Inside there is a modern kitchen and bathroom. The lounge/diner has french doors to the private rear garden with gated access to two allocated parking spaces. The property is located in a popular cul-de-sac.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to hall with cupboard for shoes and coats, double doors open to:

Lounge/Diner 15'0" x 12'1" max 10'2" min

Measurements include stairs to first floor. Window and door opening to the rear garden.

Kitchen 9'7" x 8'6" max 6'4" min

Beautifully fitted with a range of wall and base units with butchers block work surfaces. There is a section of worktop that can be removed to allow for a fridge freezer. Circular stainless steel sink and plumbing for washing machine, electric oven with four ring gas hob and contemporary extractor hood. Tiled splashbacks, access to the Ideal combi boiler, understairs cupboard, window to front.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 15'0" max 9'5" min x 8'7" max 5'9" min

Window overlooking the rear gardens.

Bedroom 2 9' 11" x 6' 5" (3.02m x 1.95m)

Window looking out onto Hawthorn Crescent.

Bathroom

Fitted with a three piece white suite of bath with electric shower, WC, washhand basin, partially tiled walls, vinyl wood effect flooring, access to the airing cupboard. Obscure window, extractor fan.

OUTSIDE

From Hawthorn Crescent a pathway leads to the front door. The gardens have been laid to stone shingle with bushes. To the side of the property there is tandem parking for two cars and a lockable gate which opens to:

Rear Garden

The rear gardens offer a good amount of privacy and have been laid to a patio with a level lawn with brick edging. A pathway leads to a garden shed. The gardens are bound by panelled fencing and brick wall.

The Terms:

Rent per calendar month: £975

Deposit: £1075 to be lodged with the DPS

Term: 6 months

Insurance: The landlord will be responsible for the buildings insurance. We recommend that the tenant take out adequate contents insurance and accidental damage insurance.

Council Tax Band: B - tenant to pay

Availability: End of August 2024, subject to referencing

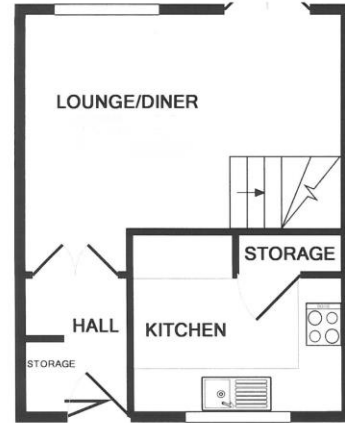
Energy Rating: C

Services: All mains services connected - tenant to pay

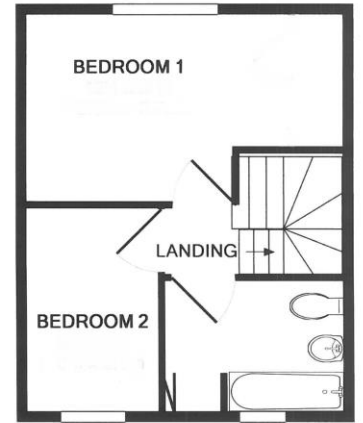
Additional fees may apply and will be advised to you before you take up the tenancy.

We are members of The Property Ombudsman (TPO) www.tpos.co.uk and subscribe to their code of practice for letting agents. This membership ensures we offer a professional service to the highest standard.

NB. Photos were taken before the current tenant moved in



GROUND FLOOR



1ST FLOOR

55 HAWTHORNE CRESCENT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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