



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Lower Linden Road, Clevedon, BS21 7SU

£1,500 Per month





Lower Linden Road

Clevedon, BS21 7SU

- 3 Bedrooms
- Well Fitted Kitchen
- Double Glazed
- White Suite Bathroom
- Gas Central Heating
- Lovely Garden

Located on Lower Linden Road in Clevedon, this delightful three-bedroom house offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a spacious reception room, ideal for relaxing or entertaining guests. The heart of the home is the well-appointed kitchen/diner, which provides a warm and inviting space for family meals and gatherings.

The property boasts three bedrooms, each offering ample natural light and a peaceful atmosphere for restful nights. The bathroom is thoughtfully designed, catering to the needs of modern living.

Outside, the garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening enthusiasts or simply a space to unwind in the fresh air. This house is not just a place to live; it is a home where memories can be made.

Located in the picturesque town of Clevedon, residents can enjoy the benefits of local amenities, schools, and beautiful coastal walks.



£1,500 Per month



Accommodation

Front door opens to porch. An ideal space for shoes and hanging coats. Door opens to :

Cloakroom

Wash hand basin and WC. Obscure window. Towel rail radiator.

Sitting Room

18'9 x 11'2 (5.72m x 3.40m)

Measurements include stairs rising to first floor. 2x radiators. Double glazed windows. Feature fireplace. Door opens to :

Kitchen/Diner

14'7 x 11'7 max 11'1 min (4.45m x 3.53m max 3.38m min)

Base and eye level units with working surfaces. Tiled splash back, Stainless steel sink. Built in double oven and hob with extractor over. Built in appliances include fridge, freezer and dishwasher. Free standing washing machine. Double glazed window. Door providing access to the rear garden.



Stairs & Landing

Storage cupboard. Radiator. Door opens to :

Bedroom 1 11'8 x 10'1 (3.56m x 3.07m)
Double glazed window. Radiator.

Bedroom 2
10'8 max x 7'7 min x 8'1 (3.25m max x 2.31m min x 2.46m)
Double glazed window. Radiator. Over stairs storage cupboard.

Bedroom 3 7'7 x 6'9 (2.31m x 2.06m)
Double glazed window. Radiator.

Bathroom

A white suite comprising wash hand basin with concealed storage, WC and bath with shower. Towel rail radiator. Partially tiled walls. Extractor. Double glazed window.

Outside

A stone chipped area leading to some steps providing access to the grassed area. Mature shrubs to the border.

Rent Per Calendar Month : £1500.00

Deposit : £1730.00

Energy Performance Certificate Rating : D

Council Tax Band : C

Members Of The Property Ombudsmand

Health & Safety. We would like to bring to potential viewers' attention the potential risks when viewing a property. The rear garden is terraced so steps or the decking may be slippery at anytime. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.







Viewing

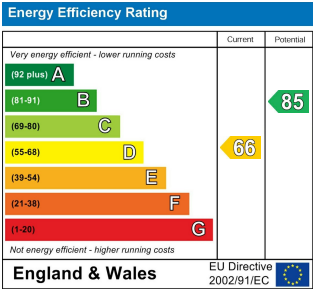
Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



Adrian Wedlake Residential Lettings & Management

Tel: 07931 138802

Adrianwedlake@outlook.com

Adrianwedlakelettings.com