



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Hambledon Road, Weston-Super-Mare, BS22 7GL

£700 Per month





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Hambledon Road

Weston-Super-Mare, BS22 7GL

- First Floor Flat
- Modern Kitchen
- Off Street Parking Space
- Located In St Georges, Weston
- White Suite Bathroom
- Close To Walking Routes

Hambledon Road located in the town of Weston-Super-Mare. Situated on the first floor, this delightful flat offers a cosy and inviting atmosphere perfect for a single person or a couple.

As you step inside, you are greeted by a lounge/kitchen/diner an well-proportioned bedroom. The white suite bathroom adds a touch of elegance and is ideal for unwinding with a relaxing bath.

The highlight of this property is the well-fitted kitchen, where you can showcase your culinary skills and whip up delicious meals to enjoy in the comfort of your own home. Whether you are a seasoned chef or just starting out, this kitchen is sure to inspire your inner foodie.

This flat has the added benefit of an off street parking space.



Accommodation

Communal front door opens to :

Communal Entrance

Door opens to communal hallway. Stairs rising to first floor. Front door opens to :

Entrance Hall

Telephone entry system. Storage cupboard. Electric heater. Door opens to :

Kitchen/Lounge

15'6 x 11'5 max x 9'2 min (4.72m x 3.48m max x 2.79m min)

Kitchen Area

Base and eye level units with working surfaces. Single bowl stainless steel sink. Tiled splash back. Built in electric oven and hob with extractor over. Double glazed window. Space for fridge and freezer. Space and plumbing for a washing machine. Breakfast bar.

Sitting Room

Juliet balcony. Electric heater.





Bedroom 1 10'4 x 8'2 (3.15m x 2.49m)
Double glazed window. Electric heater.

Bathroom
A white suite comprising pedestal wash hand basin, WC and bath with a shower. Partially tiled walls. Extractor. Storage cupboard which houses the hot water tank.

Rent Per Calendar Month : £700.00

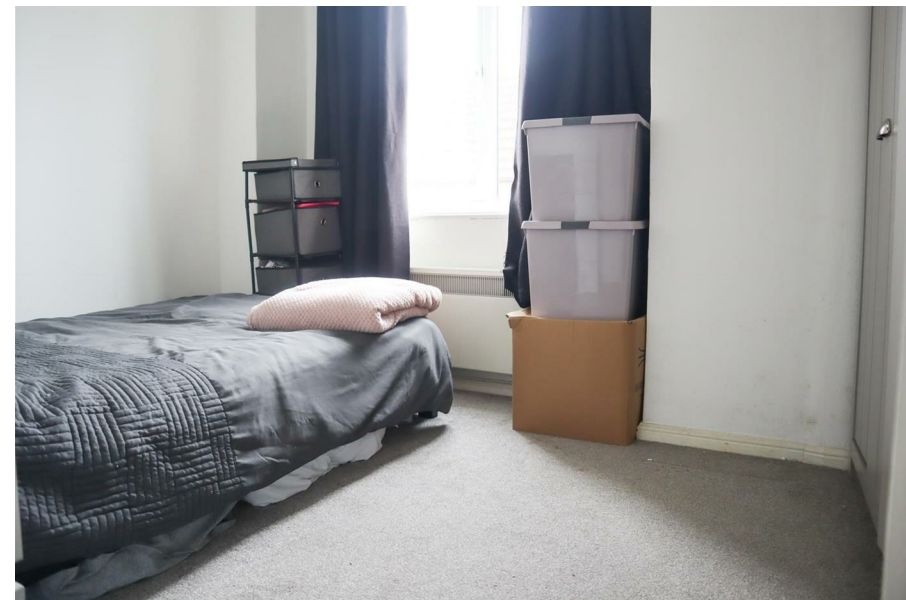
Deposit : £807.00

Energy Performance Certificate Rating : C

Council Tax Band : A

Members Of The Property Ombudsman

Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.





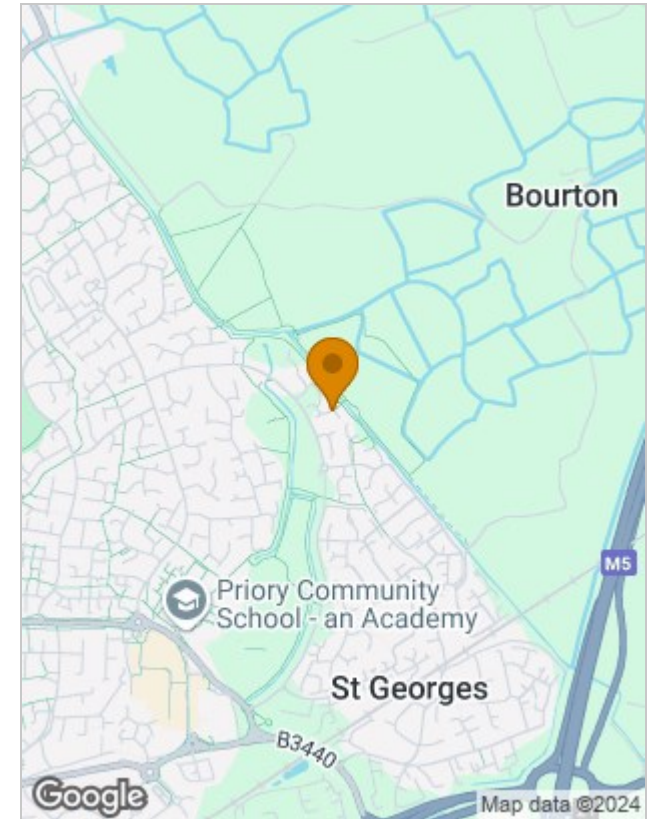


Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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