



**Adrian Wedlake**  
RESIDENTIAL LETTINGS & MANAGEMENT



Walton Street, Clevedon, BS21 7AW

£900 Per month





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# Walton Street

Clevedon, BS21 7AW

- A Beautiful Cottage
- Dining Room
- Bathroom
- Off Street Parking
- Sitting Room
- Well Fitted Kitchen
- Cloakroom
- Courtyard Garden

A lovely example of a 2 bedroom cottage located in Walton In Gordano. The accommodation comprises of a sitting room, dining room, cloakroom, well fitted kitchen, bathroom and 2 double bedrooms. This property benefits from an allocated parking space and a courtyard garden.



## Accommodation

Front door opens to :

### Entrance Hall

An ideal place for shoes and hanging coats. Stairs rising to first floor. Door opens to :

**Sitting Room** 13'7 x 10'9 (4.14m x 3.28m)  
Sash window. Electric heater. Wood burner. Shelving.  
Door opens to :

**Dining Room** 14'1 x 6'9 (4.29m x 2.06m)  
Sash window. Electric heater. Feature fire. Door opens to :

**Cloakroom**  
WC and wash hand basin with mixer tap.





### **Kitchen**

8'6 x 8 (2.59m x 2.44m)

A well fitted kitchen consisting of base and eye level units with working surfaces. Single bowl sink. Built in electric hob with extractor and oven. Space for fridge freezer. Space and plumbing for a washing machine. Window. Door leading into the garden.

### **Stairs & Landing**

Door opens to :

### **Bedroom 1**

11'1 x 10'7 (3.38m x 3.23m)

Sash window. Electric heater. Feature fireplace.

### **Bedroom 2**

10'2 x 7 (3.10m x 2.13m)

Sash window. Electric heater.

### **Bathroom**

A white suite comprising pedestal wash hand basin, WC and bath with a shower. Towel rail radiator. Extractor. Mirror.

### **Outside**

Courtyard garden with a raised flower bed and storage cupboard.

Off street parking space.

**Rent Per Calendar Month : £900.00**

**Deposit : £1038.00**

**Energy Performance Certificate Rating : E**

**Council Tax Band : C**

**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.



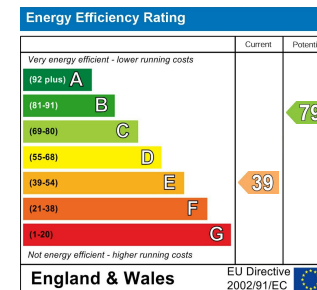




### Location Map



### Energy Performance Graph



### 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.

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