



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



St. Michaels Avenue, Clevedon, BS21 6LL

£1,400 Per month





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St. Michaels Avenue

Clevedon, BS21 6LL

- A Beautifully Extended Home
- Kitchen/Diner
- Snug Room
- Well Landscaped Rear Garden
- 3 Bedrooms
- Utility Room
- Bi-fold Doors
- Off Street Parking

13 St Michaels Avenue, Clevedon. An attractive home which has been extended elegantly to offer spacious accommodation. The accommodation comprises a large sitting room with a working wood burner, kitchen/diner, utility with toilet, snug, 3 bedrooms and bathroom. The outside will not disappoint with an off street parking space and the rear garden has a raised decked area leading onto artificial grass. At the bottom of the garden an ideal space to entertain with a patio space offering a built in BBQ and access to the garden room.



Accommodation

Front door opens to :

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard. An ideal space for shoes and hanging coats. A second storage cupboard. Access to the kitchen. Door opens to :

Sitting Room

21'3 x 13'7 max x 10'8 min (6.48m x 4.14m max x 3.25m min)
Measurements into bay. Double glazed window over looking the front. 2 radiators. Wood burner. Door opens to :

Kitchen/Diner

17'5 x 15'9 max x 10'7 min (5.31m x 4.80m max x 3.23m min)
A beautifully fitted Howdens kitchen. Base and eye level units with marble worktops. Sink. Built in appliances include fridge, freezer, dishwasher, sneg oven and a 5 ring gas hob with extractor over. Double glazed window. Opens to :

Snug

15'3 x 9'3 (4.65m x 2.82m)
Sky light providing natural light. Radiator. Wall mounted TV. Bi fold doors leading into the garden.

Utility Room

Space and plumbing for a washing machine. Wine cooler. Work top. Sink. Door provides access to the WC.





Stairs & Landing To First Floor

Double glazed window. Door opens to :

Bedroom 1

10'6 max x 10'3 min x 12 (3.20m max x 3.12m min x 3.66m)
These measurements exclude the built in wardrobes. Double glazed window over looking St Michaels Avenue. Radiator.

Bedroom 3

8'9 x 5'7 (2.67m x 1.70m)

Double glazed window. Built in cupboard. Shelving.

Bathroom

A white suite comprising pedestal wash hand basin, WC and bath with shower. Towel rail radiator. Obscure double glazed window.

Stairs & Landing to Second Floor

Opens into :

Bedroom 2

8'4 x 6'3 (2.54m x 1.91m)

Spot lighting. Velux window. Opens into a potential office space with 2 Velux windows and spot lighting. Double glazed window over looking the rear garden.

Outside

To the front of the property a stone chipped area for 1 off street parking space.

The beautifully landscaped rear garden will not disappoint with a raised decked area. Artificial grass with raised flower beds either side. Steps up to the patio area, an ideal space to entertain. Built in BBQ. Access to the garden room.

Rent Per Calendar Month : £1400.00

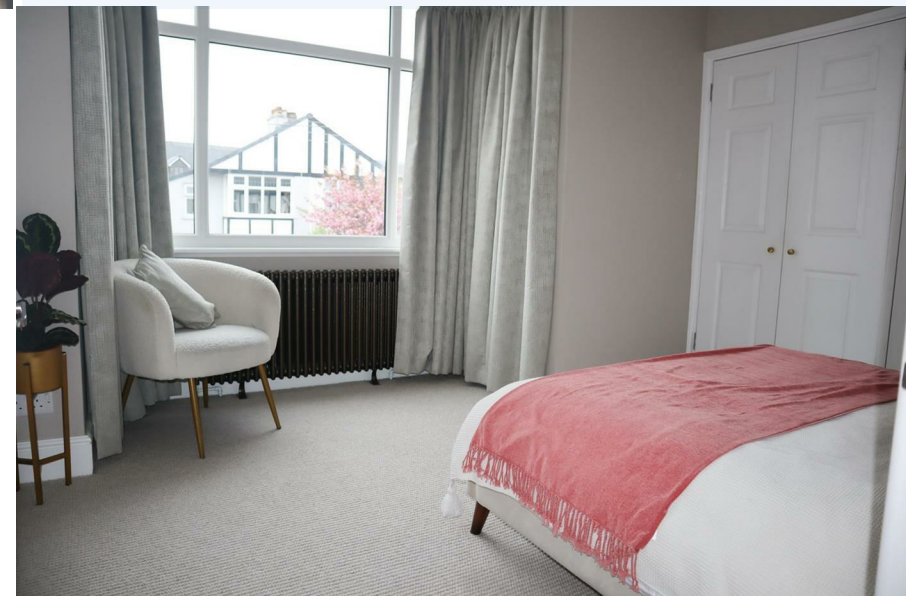
Deposit : £1615.00

Energy Performance Certificate Rating : D

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.





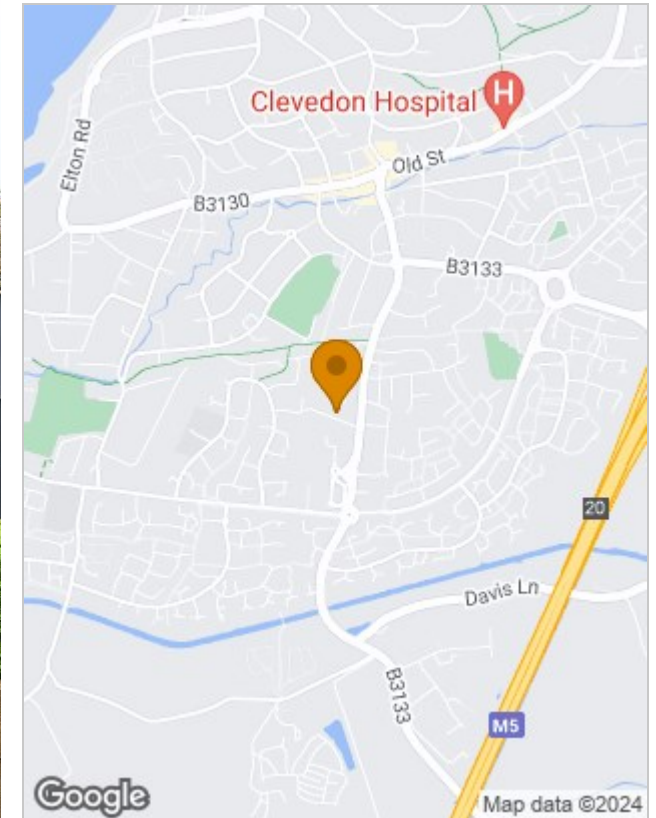


Viewing

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			
(69-80) C			
(55-68) D		55	63
(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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