



12 Gregory Mead, Yatton, BS49 4QJ

£995 Per Calendar Month

Lovely middle terrace property close to the train station

**PROPERTY TYPE**

Terraced
House

**LOCATION**

Yatton

**BEDROOMS**

2

**RECEPTION ROOMS**

1

**BATHROOMS**

1

**WARMTH**

Gas central heating and
double glazing

**PARKING**

Off street parking

**OUTSIDE SPACE**

Enclosed rear garden

**torrent**

- Lovely mature mid terrace property
- Comfortable two bedroom accomodation
- Security Deposit - £1148.08
- Term - 12 months
- EPC Rating - C
- Council Tax Band - B



more details

Entrance

double glazed entrance door leading to:

Entrance Hall

with stairs rising to the first floor, radiator, doors to:

Kitchen

8' 7" x 8' 2" (2.61m x 2.49m)

double glazed window to front, kitchen is fitted with a matching range of wall and base units with work surfaces over, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor fan over, wall mounted boiler, space for automatic washing machine and dishwasher, space for free standing fridge freezer.

Lounge/Dining Room

12' 1" x 14' 4" (3.68m x 4.37m)

with double glazed sliding doors into the rear garden, dado rail, two radiators, built in under stairs storage cupboard.

First Floor

Landing

with smoke alarm, doors to:

Bedroom 1

8' 10" x 8' 9" (2.69m x 2.66m)

with double glazed window to front, radiator, range of built in wardrobes with hanging rail and shelving, opening into:

Dressing Area

with shelving and hanging rail, built in wash basin with vanity unit, part tiled surrounds.

Bedroom 2

12' 2" x 11' 5" (3.71m x 3.48m)

with double glazed window overlooking the rear garden, radiator.

Wet Room

with pedestal wash hand basin, low level w.c., mains shower, part tiled surrounds, heated towel rail.

Outside

Front

laid to chippings with pathway leading to the front door.

Rear Garden

bound by panel fencing, hardscaped garden with chipping borders, use of two storage containers, gated rear access to road (access for bins).

Parking

situated in front of the property, allocated area with space for two vehicle to be parked in tandem.

we love

- Located in sought after village of Yatton
- Spacious lounge/dining room with access to the rear garden
- Within Yatton primary school and Backwell school catchment
- Gas central heating, double glazing and off street parking for two vehicles
- Easy commute to Bristol City Centre and Bristol Airport

consider this

This property is available to move into from approximately 3rd April

what will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

1. Holding deposit, equivalent to 1 week's rent. This will reserve the property.

Once references are complete, you will be asked to pay:

2. First month's rent

3. Security deposit, equivalent to 5 weeks' rent (for rents under £50,000 per year). This covers damages or defaults on the part of the tenant during the tenancy.





Mark Templer Residential Lettings 6 Kenn Road Clevedon BS21 6EL t 01275 343322 e rental@marktempler.co.uk w marktempler.co.uk

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