



Room 6, Channel View, 42 Albert Road, Clevedon, BS21 7RR  
£725 Per Calendar Month

Double size room within this shared house with shared facilities



PROPERTY TYPE  
Semi Detached  
House



LOCATION  
Mid Clevedon



BEDROOMS  
1



RECEPTION ROOMS  
0



BATHROOMS  
1



WARMTH  
Gas central heating



PARKING  
On street parking



OUTSIDE SPACE  
Shared rear garden



## torent

- Part furnished room within this shared house
- Double size bedroom situated on the second floor
- Holding Deposit - £166.88
- Security Deposit - £836.54
- EPC Rating - Exempt
- Council Tax Band – N/A



## more details

### Broadband

Broadband - Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

### Mobile phone coverage/signal

There is limited/likely coverage indoor depending on the provider and likely coverage outside the property with a range of providers. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires

## welove

- Shared facilities include a modern kitchen, dining room and laundry room
- Light bright furnished room
- The rent includes the gas, electric, water and council tax bills
- Large shared garden with seating areas
- Easy walking distance to Hill Road shops

## consider this

*This room is available to move into from 12th September*

### 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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.