

marktempler

RESIDENTIAL LETTINGS

A Better Weigh  
DELICATESSEN & BAKERY

vape

vape

First Floor Flat, 21a Old Street, Clevedon, BS21 6ND

£875 Per Calendar Month

Quality first floor apartment



PROPERTY TYPE

Upper Floor Flat



LOCATION

Town Centre



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating and  
double glazing



PARKING

On street parking



OUTSIDE SPACE

None here



**torent**

- Luxury converted first floor apartment
- Spacious double size bedroom accommodation
- Holding Deposit - £201.92
- Security Deposit - £1009.61
- EPC Rating - C
- Council Tax Band - A





# more details

## Entrance

communal entrance door leading into:

## Communal Entrance Hallway

with stairs rising to:

## First Floor

## Flat A

entrance door leading into:

## Open Plan Living Space

10' 0" x 30' 3" (3.05m x 9.21m)

## Kitchen Area

8' 1" x 10' 4" (2.46m x 3.15m)

with double glazed windows to the side, kitchen is fitted with a matching range of wall and base units and work surfaces over, inset stainless steel sink and drainer unit with mixer tap, integrated electric oven with ceramic hob and extractor fan over, tiled splashbacks, space for under counter fridge freezer, radiator, laminate flooring, inset spotlights, steps leading into:

## Lounge/Dining Area

10' 0" x 21' 5" (3.05m x 6.52m)

with double glazed windows to the front, radiator, built in utility cupboard with plumbing for a automatic washing machine, work surface and wall mounted boiler, further built in storage cupboard

## Double Sized Bedroom

10' 1" x 9' 2" (3.07m x 2.79m)

with double glazed window to the front, radiator, inset spotlights, door into:

## En-Suite Shower Room

with walk in shower cubicle with rainfall style shower head and shower attachment, fully tiled surrounds, concealed w.c., wall mounted heated towel rail, wall mounted wash hand basin, laminate flooring, inset spotlights, extractor

## Outside

## Bike Storage Area

internal area for bike storage, leading out to:

## Bin Store

area of storage for bins

## Utilities

Mains water and drainage, mains electric supply, gas central heating. This information has been provided by the Landlord and is correct to the best of our knowledge.

## Broadband

Superfast broadband available with highest available download speed 80 Mbps and highest available upload speed 20 Mbps. This information is sourced via checker.ofcom.org.uk, we advise you make your own enquires.

## Mobile phone signal/coverage

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

# welove

- Open plan living space with brand new modern fitted kitchen area
- Brand new contemporary shower room
- Internal bike store area and external bin store
- Highly convenient central town location with immediate access to shops and amenities
- Easy to commute to M5 motorway

# consider this

*The property is available to move into from approximately 6th June 2025*

## 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.