



13 Kings Road, Clevedon, BS21 7EN
£1,650 per calendar month

Steven
Smith



Situated in a desirable Upper Clevedon position, this newly refurbished home comprises two well proportioned reception rooms with channel views, contemporary kitchen, three bedrooms and family bathroom with white suite and separate wc. Throughout, the property enjoys a light and airy feel with modern, neutral presentation. Outside, there is an enclosed garden laid to lawn, a single garage and off street parking. Kings Road is perfectly situated for enjoying coastal walks at Ladye Bay and shopping and dining along Clevedon's well regarded Hill Road.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch, original 1930's door opens to:

Hallway

Stairs to first floor, understairs cupboard, wood effect floor. Door opens to walk in cupboard for shoes and coats and giving access to the:

Air Raid Shelter 8' 2" x 7' 1" (2.49m x 2.16m)

We believe this is a former air raid shelter.

Sitting Room 14' 7" into bay x 12' 5" (4.44m into bay x 3.78m)

A bay style window provides a pleasant outlook over the front garden towards the Bristol Channel and the Welsh coastline in the far distance. Second window to side, picture rail.

Dining Room 12' 11" x 10' 8" (3.93m x 3.25m)

A dual aspect room with window providing the same pleasant outlook as the bay style window in the sitting room and second window to side. Picture rail.

Kitchen 12'11" x 9'11" max 5'5" min

Beautifully fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for fridge/freezer, electric oven with four ring electric hob with contemporary extractor hood, door to rear garden and obscure window and second window to side.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 15' 1" into bay x 12' 6" (4.59m into bay x 3.81m)

A bay style window provides an absolutely breathtaking view towards the Bristol Channel and the Welsh coastline in the far distance. Second window to side, picture rail.

Bedroom 2 12' 11" x 10' 7" (3.93m x 3.22m)

Window providing the same pleasant outlook as the bedroom 1, second window to side, picture rail.

Bedroom 3 9' 11" x 7' 6" (3.02m x 2.28m)

Window to side.

Bathroom

White suite of washhand basin with tiled splashback, bath with mains shower and partially tiled walls, chrome ladder radiator, wood effect floor, obscure window to rear, spotlights, extractor fan.

WC

White WC, obscure window, wood effect floor.

OUTSIDE

From Kings Road a driveway provides off road parking, steps then lead to the front door, the

front garden is a decent size. A pathway leads down the side of the property where there is a second drive giving access to a single detached garage.

The Rear Garden

The rear garden is laid to lawn and is bound by predominantly feather-board panelled fencing, it also as a pleasant outlook of neighbouring woodland.

The Terms:

Rent per calendar month: £1,650

Deposit: £1,750 to be lodged with the DPS

Term: 6 months

Insurance: The landlord will be responsible for the buildings insurance. We recommend that the tenant take out adequate contents insurance and accidental damage insurance

Services: All mains services connected - tenant to pay

Council Tax Band: - Tenant to pay

Availability: Immediately, subject to referencing

Energy Rating: D

Additional fees may apply and will be advised to you before you take up the tenancy

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Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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