



Flat 1 Room A 1-2 Old Church Road, Clevedon BS21 6LZ  
**£600 per calendar month**

Steven  
*Smith*



SHARED PROPERTY - Conveniently located within Clevedon's Town Centre is this generous double bedroom. The room forms part of an expertly renovated shared property with communal areas comprising a beautifully fitted kitchen with living/dining area, shower room, laundry room and bike store. Shops, amenities and Clevedon's Sea Front are only a short walk away. Rent includes all bills.

From Old Church Road a communal door with telephone entry system opens to a spacious communal hall with steps rising to the landing area giving access to the front door of Room B, the communal living area and the utility room.

**Accommodation (all measurements approximate)**

Front door opens to:

**The Room 12' 8" x 9' 8" (3.86m x 2.94m)**

Double bedroom with fitted bedframe, wardrobe and storage units. TV point and bracket, spotlights, skylight above.

**Open Plan Communal Area 32'2" max 24'5" min x 13'0"**

Stairs lead from the entrance hall into Flat 1.

**Kitchen Area**

The kitchen is beautifully fitted with two electric ovens, electric hobs, dishwasher and sink with drainer. There is also access to a shared shower room and laundry room.

**Living/Dining Area**

The shared spaces comprise a living area with windows overlooking The Triangle.

**Communal Shower Room**

Communal shower rooms on the main landing. Fitted with kingsize shower cubicle, basin, wc.

**The Terms:**

**Rent per calendar month:** £600

**Deposit:** £600

**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.

**Availability:** Immediately, subject to referencing

**Services:** All mains services connected which are included in the rent

**Energy Rating:** B

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

**We are members of The Property Ombudsman (TPO) [www.tpos.co.uk](http://www.tpos.co.uk) and subscribe to their code of practice for letting agents. This membership ensures we offer a professional service to the highest standard.**







**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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