



Flat 2, Room E, Old Church Road, Clevedon, BS21 6LZ
£680 per calendar month

Steven
Smith



Conveniently located within Clevedon's Town Centre is this generous double bedroom with en-suite shower room. The room forms part of an expertly renovated shared property with communal areas comprising a beautifully fitted kitchen with living/dining area, with access to a roof terrace, 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 doors of Rooms E and F, the communal living area and the utility room.

Accommodation (all measurements approximate)

With an entrance hall providing access to the en suite, with steps into the main room. Built-in wardrobes.

The Room 13' 7" x 8' 7" (4.14m x 2.61m)

With fitted bed, window to rear.

En-Suite

With white suite comprising toilet, sink and large shower unit with mains rainfall shower over. Partially tiled walls, wood effect floor, heated towel rail, extractor fan.

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

Such an impressive space.

Kitchen Area

Exquisitely fitted with a range of wall and base units with working surfaces and sink with mixer, two electric ovens, two electric hobs with concealed extractor hoods, built in microwave, integrated larder fridge and separate freezer, tiled splashbacks, spotlights, breakfast bar. Opening to the:

Living/Dining Area

Where there are two leather sofas as a contemporary dining table, wall mounted television, window looking out onto Old Church Road, wood effect floor.

Utility Room 7' 11" x 6' 0" (2.41m x 1.83m)

For Flat 3, Rooms E and F. Fitted with the same exquisite range of units as the kitchen with working surfaces, circular sink, Hisense communal washing machine, tiled splashback, wood effect floor.

The Terms:

Rent per calendar month: £680

Deposit: £680

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: C

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 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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