



29 Somerton Road, Clevedon, BS21 6JR  
**£1,375 per calendar month**

Steven  
*Smith*





This well presented detached bungalow is perfect for those looking for a spacious home and of particular interest to those requiring accommodation set on one level. Comprising of generous sitting room leading through to the conservatory, attractive fitted kitchen, three bedrooms (please note that one of the bedrooms is configured as a shower room) and family bathroom. There is a single garage and off road parking and to the rear, there are well tended gardens. Somerton Road is perfectly placed with level access to Clevedon Town Centre, popular supermarkets and bus routes.

### **Accommodation (all measurements approximate)**

Front door opens to:

#### **Hall**

Access to loft space and the airing cupboard housing the Worcester gas fired combination boiler.

#### **Sitting Room 17' 1" x 12' 8" (5.20m x 3.86m)**

Electric coal effect fireplace takes centre stage, sliding doors open to:

#### **Conservatory 11' 6" x 6' 10" (3.50m x 2.08m)**

Of double glazed construction with sliding patio door to the rear garden, wood effect floor.

#### **Kitchen 10' 11" x 8' 8" (3.32m x 2.64m)**

Beautifully fitted with a comprehensive range of wall and base units with working surfaces, stainless steel sink, electric oven with built in microwave above, four ring

electric hob with contemporary extractor hood, plumbing for washing machine, integrated slimline dishwasher, tiled splashbacks, breakfast bar.

#### **Bedroom 1 14' 8" x 8' 8" (4.47m x 2.64m)**

Measurements include built in wardrobes. Window to front.

#### **Bedroom 2 12' 1" x 6' 11" (3.68m x 2.11m)**

Measurements include a king size shower cubicle with electric Mira shower. Window to front.

#### **Bedroom 3 8' 10" x 7' 10" (2.69m x 2.39m)**

Currently being used as a dining room with window to front.

#### **Bathroom**

Three piece suite of WC, washhand basin with storage below, bath with electric Triton shower, fully tiled walls, wood effect floor, obscure window.

#### **OUTSIDE**

From Somerton Road a driveway provides parking for one car and leads to the single garage. A wrought iron pedestrian gate opens to the front of the property where there is a personal door to the garage. The front has been laid to attractive patio with beautifully established shrubs and small trees to borders. The pathway extends down the left hand side of the property leading to the front door. There is then a lockable gate which opens to:

#### **The Rear Garden**

The rear garden has been much loved and have been laid to lawn with feature areas such as rockeries, beautifully established shaped shrubs, perennials and trees to borders and is bound by fencing. There is also a greenhouse and down one side of the property there is an area for a washing line. The garden will without a doubt attract the keenest of gardeners.

#### **The Terms:**

**Rent:** £1,375 per calendar month

**Deposit:** £1,475 deposit 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.

**Council Tax Band:** D - tenant to pay

**Availability:** Immediately, subject to referencing

**Energy Rating:** D

**Services:** All mains services connected - Tenant to pay.

**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.**



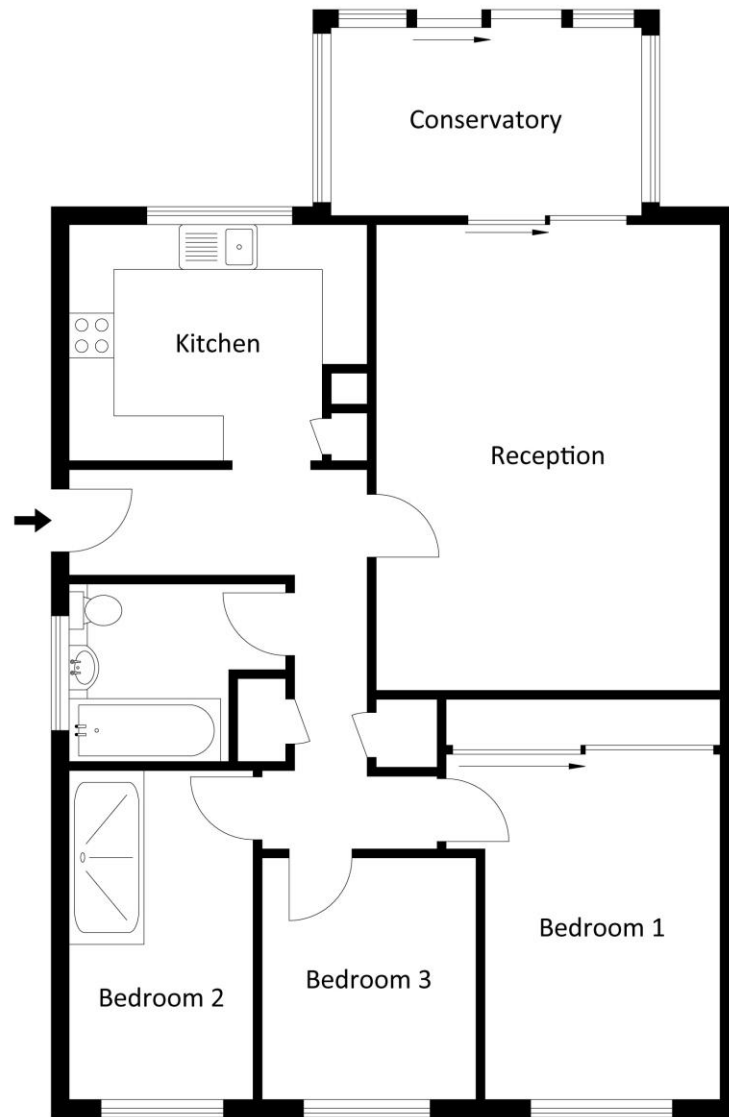








**29 Somerton Road, Clevedon**  
Approx. Area 845.20 Sq.Ft - 78.50 Sq.M



**Ground Floor**

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.







**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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

