



60 Butterfield Park, Clevedon, BS21 5EE  
**£1050 per calendar month**

Steven  
*Smith*



Situated in a highly convenient location close to well regarded primary schools and supermarkets, this smart end terraced home comprises of a bright and airy sitting room, attractive fitted kitchen, two bedrooms with storage and bathroom with white suite. Benefitting from gas central heating and double glazing, the property also enjoys an enclosed rear garden and allocated parking.

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

#### **GROUND FLOOR**

Front door opens into entrance hall with stairs to first floor and door opening into the:

#### **Sitting Room 18'11" x 11'10" max 8'10" min**

Bright and spacious sitting room with window overlooking the front garden. With coal effect gas fireplace and access to understairs cupboard. Opening into:

#### **Kitchen 11' 10" x 7' 9" (3.60m x 2.36m)**

Comprising fitted units with wood cupboard doors and black granite effect worktops. Including integral oven and grill, sink with drainer, gas hob with extractor and further space for fridge/freezer and washing machine. Door opens into the rear garden.

#### **FIRST FLOOR**

**Landing.** Offering access to first floor rooms and loft hatch.

#### **Bedroom 1 12' 11" x 9' 8" max (3.93m x 2.94m max)**

Measurements exclude fitted wardrobes. Large double bedroom with double fitted wardrobes. Window to front aspect.

#### **Bedroom 2 11' 6" x 6' 10" (3.50m x 2.08m)**

Single bedroom with storage cupboard. Window to rear aspect.

#### **Bathroom**

With three-piece white suite comprising toilet, sink and bath with electric shower over. Partially tiled walls, tile effect flooring.

#### **OUTSIDE**

Path leads from Butterfield Park to the front of the property. Benefitting from a lawned front garden, allocated parking space

#### **Rear Garden**

Private rear garden, mainly laid to lawn with patio area and stone border. Side access to front.

#### **Terms:**

**Rent per calendar month:** £1050

**Deposit:** £1,150 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:** B - tenant to pay

**Availability:** Immediately, subject to referencing

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

**Energy Rating:**

**NB. There is a garage which could be available by separate negotiation.**

**NB.** Photos were taken before the current tenant moved in

**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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