



96 Old Street, Clevedon, BS21 6BN  
£1,525 per calendar month

Steven  
*Smith*



A beautifully refurbished Victorian property situated in a convenient location, level to a host of amenities. Comprising bay fronted sitting room, separate dining room, newly fitted kitchen and shower room/utility to the ground floor and three bedrooms together with a newly fitted bathroom to the first floor. Throughout, the property is bright, airy and enjoys a high quality finish. Outside, there is a pretty rear garden over two levels providing the perfect place to enjoy some summer sunshine. Well regarded schools, Clevedon Medical Centre and the town centre are all within close proximity.

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

Front door opens to:

#### **Hall**

Stairs to first floor, understairs cupboard.

#### **Sitting Room 14' 7" into bay x 12' 4" (4.44m into bay x 3.76m)**

A bay window looks out onto Old Street, fireplace, ceiling coving.

#### **Dining Room 12' 2" x 10' 8" (3.71m x 3.25m)**

With door to rear garden immediately opening to:

#### **Kitchen 8' 2" x 7' 0" (2.49m x 2.13m)**

Newly fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with four ring electric hob, contemporary extractor hood, plumbing for dishwasher, space for a

fridge/freezer, tiled splashbacks, window. Access to the Ideal boiler. Door opens to:

#### **Shower Room/Utility Area**

Fitted with a base unit, plumbing for washing machine, work surface, stainless steel sink.

#### **Shower Area**

Suite of WC, king size shower cubicle with mains shower, partially tiled walls, tiled floor, obscure window.

### **FIRST FLOOR**

**Landing.** Access to loft space.

#### **Bedroom 1 12' 6" x 12' 1" max 9' 11" min**

Window looking out onto Old Street, pretty fireplace.

#### **Bedroom 2 10' 11" max 7' 11" min x 9' 6"**

Window to rear.

#### **Bedroom 3 8' 4" x 7' 3" (2.54m x 2.21m)**

Window to rear.

#### **Bathroom**

Newly fitted with a three piece white suite of WC, washhand basin, bath with mains shower and glass shower screen folding door. Partially tiled walls, chrome ladder radiator, tiled floor, obscure window, spotlights, extractor fan.

### **OUTSIDE**

From Old Street a pillared entrance with a wrought iron gate opens to a pathway which leads to the front door. The front

garden is laid to stone chippings. The rear garden can be gained via side gate.

### **The Rear Garden**

Immediately outside of the door from the dining area is a stone shingle area, steps then rise to the main garden which is laid to bark with established shrubs and small trees to borders.

### **The Terms:**

**Rent per calendar month:** £1,525

**Deposit:** £1,625 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:** C - tenant to pay

**Availability:** To be confirmed, subject to referencing

**Energy Rating:** D

**Services:** Electricity, gas, water and sewerage - Tenant to pay.

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

**NB. Floor coverings will be laid before a tenant moves in.**





#### 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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