



10a The Triangle, Clevedon, BS21 6NG
£1,150 per calendar month

Steven
Smith

Conveniently located in Clevedon Town Centre, this incredibly spacious maisonette benefits from light and airy accommodation over two levels. With a large lounge to the front offering a bird's eye view across The Triangle, well fitted kitchen/diner, bathroom with four piece white suite and three well proportioned bedrooms, there is ample space to enjoy. There is also immediate access to the wide range of shops and cafes within the centre. The monthly rent includes water and electricity.

Accommodation (all measurements approximate)

Private front door opens to:

Hall

With stairs to first floor.

Landing

Stairs to second floor, small cupboard.

Sitting Room 16' 5" x 11' 11" (5.00m x 3.63m)

With a pretty fireplace, two windows looking out onto The Triangle.

Kitchen/Diner 12' 2" x 9' 1" (3.71m x 2.77m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with four ring electric hob

and contemporary extractor hood, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, spotlights, window to rear, wood effect floor.

Bathroom

Four piece white suite of WC, washhand basin, bath and separate shower cubicle, partially tiled walls, wood effect floor, obscure window, spotlights, extractor fan.

SECOND FLOOR

Landing. Access to loft space. Skylight.

Bedroom 1 16' 6" x 12' 0" (5.03m x 3.65m)

Pretty bedroom fireplace, two sash windows looking out onto The Triangle.

Bedroom 2 9' 5" x 8' 0" (2.87m x 2.44m)

Blocked up fireplace, window to rear.

Bedroom 3 9' 5" x 6' 11" (2.87m x 2.11m)

Window to rear. Measurements exclude a cupboard.

The Terms:

Rent per calendar month: £1,150

Deposit: £1,250 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

Services: All mains services connected - the water and electricity is included in the rent.

Council Tax Band: B - Tenant to pay

Availability: Immediately subject to referencing

Energy Rating: D

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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG
T: 01275 877771 W: stevensmithhomes.co.uk
E: 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

