



127 Cannons Gate, Clevedon, BS21 5HN  
**£1,000 per calendar month**

Steven  
*Smith*



This charming one bedroom end of terrace house is available to rent in the desirable seaside town of Clevedon. Offering a perfect blend of comfort and convenience, the property features a well proportioned living area with plenty of natural light, a modern kitchen and a spacious double bedroom. The home benefits from a bathroom, private outdoor space and allocated parking for two cars. Situated in a quiet residential area, it's within easy reach of local shops, cafes, and Clevedon's stunning seafront, making it ideal for professionals or couples looking for a peaceful yet well connected place to call home.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Open Plan Living 22' 8" x 11' 7" (6.90m x 3.53m)**

A front to back room with window to front and window and door to rear garden. The kitchen is made up of a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for separate under counter fridge and freezer, gas cooker with contemporary extractor hood, wood effect floor, space for a dining table and a sofa. Measurements also include the stairs to first floor.

#### **FIRST FLOOR**

Door opens to:

#### **Double Bedroom 13' 0" x 8' 7" (3.96m x 2.61m)**

Measurements exclude an overstairs area. Window to front.

#### **Bathroom**

Three piece white suite of WC, washhand basin, bath with mains shower, partially tiled walls, wood effect floor, chrome ladder radiator, obscure window. Door opens to airing cupboard with access to the Worcester gas fired combination boiler.

#### **OUTSIDE**

From Cannons Gate a pathway splits two areas of slate shingle and leads to the front door. A pathway then extends down the side of the property which gives access to the two allocated parking spaces and a lockable gate then gives access to:

#### **The Rear Garden**

The rear garden is a particular delight and is laid to lawn and stone shingles and is bound by predominantly feather-board fencing and panelled fencing at the rear of the garden with a gate giving access to the riverbank. There is also a garden shed, outside water tap.

#### **The Terms:**

**Rent per calendar month:** £1,000

**Deposit:** £1,100 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 service connected - Tenant to pay.

**Council Tax Band:** A - tenants 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](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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