



18 Edward Road Clevedon BS21 7DS
Rental £3,000 Per Calendar Month

Steven
Smith

Located in the highly sought after area of Upper Clevedon, this stunning four bedroom detached house offers an ideal blend of modern living, stylish charm and is offered for sale with no onward chain. The property boasts spacious and well appointed rooms, perfect for families or those seeking generous living space. Upon entering, you are greeted by a welcoming hallway leading to a bright and airy sitting room. The open plan kitchen, living and dining area provide a contemporary feel, complete with high end appliances, ample storage, and bi-fold doors opening onto a beautiful garden, perfect for entertaining and outdoor dining. Upstairs, the property features four generously sized bedrooms, including two luxurious en-suite facilities. The additional two bedrooms are well-proportioned and share an incredible family bathroom. This home benefits from off-street parking and is set in a peaceful, leafy neighborhood, yet close to the vibrant heart of Clevedon with its boutique shops, restaurants, and excellent schools. It offers easy access to scenic coastal walks, the famous Clevedon Pier, and great transport links to nearby cities like Bristol. Ideal for growing families or professionals, this Upper Clevedon home promises a lifestyle of comfort, space, and elegance.

Accommodation (all measurements approximate)

GROUND FLOOR Front door opens to:

Impressive Hallway

With stairs to first floor, double cupboard for shoes and coats, LVT flooring, understairs cupboard.

Cloakroom

Suite of WC, washhand basin with storage below, LVT floor, obscure window, extractor fan.

Snug Room 11' 8" x 9' 11" (3.55m x 3.02m)

Currently being used as a playroom with window overlooking the rear garden.

Study 10' 0" x 8' 7" (3.05m x 2.61m)

A very useful space with window looking out to front.

From the hallway double doors open to:

Open Plan Living

Sitting Area 20' 3" x 10' 9" (6.17m x 3.27m)

An impressive contemporary space with a set of bi-folding doors bringing outside inside. LVT flooring flows through into the:

Kitchen/Dining Area 20'2" max 15'2" min x 14'5"

Beautifully fitted with a contemporary range of wall and base units with a silestone worktop incorporating a sink with drainer, integrated dishwasher and fridge/freezer, double electric oven with five ring induction hob and contemporary extractor hood. Spotlights in the kitchen area, window to side.

Utility Room 8' 6" x 4' 8" (2.59m x 1.42m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for tumble dryer, LVT flooring, spotlights, extractor fan.

FIRST FLOOR

Landing. Obscure window to side, access to loft space and a cupboard.

Master Bedroom 15' 1" x 11' 11" (4.59m x 3.63m)

A lovely light and airy room with a window overlooking the rear garden.



En-Suite

Beautifully fitted with a WC, washhand basin with drawer storage below, king size shower cubicle with mains shower, partially tiled walls, LVT floor, spotlights, extractor fan, ladder radiator, obscure window.

Guest Bedroom 14' 5" x 9' 11" (4.39m x 3.02m)

NB. Measurements include the en-suite. Window looking out onto Edward Road.

En-Suite

Suite of WC, washhand basin with drawer storage below, king size shower cubicle with mains shower, chrome ladder radiator, obscure window, spotlights, extractor fan, LVT floor.

Bedroom 3 12' 0" x 11' 7" (3.65m x 3.53m)

Window looking out over the driveway and back onto Edward Road.

Bedroom 4 11' 8" x 10' 0" (3.55m x 3.05m)

(A fourth double bedroom) Window overlooking the rear garden.

Luxury Family Bathroom

Beautifully fitted with a four piece white suite of WC, washhand basin with drawer storage below, king size shower cubicle with mains shower and a contemporary central bath. Tiled floor, partially tiled

walls, ladder radiator, spotlights, extractor fan, obscure window.

OUTSIDE

A pillared entrance gives access to the front of Number 18 with block paving edging a stone shingle driveway leading to the garage (it may be possible to park a small car) which houses the gas fired boiler and hot water tank. There is then access to the front door. The pillared entrance is also wired ready for automatic gates. To the right hand side a lockable gate opens to:

The Rear Garden

The rear garden is well enclosed with contemporary fencing and a stunning patio immediately outside of the bi-folding doors from the open plan living area. The garden is laid to lawn and offers a good amount of privacy. In the summer months it would also benefit from the sun nearly all day.

The Terms

£3,000 per calendar month

Deposit: £3100.00 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: F - tenant to pay

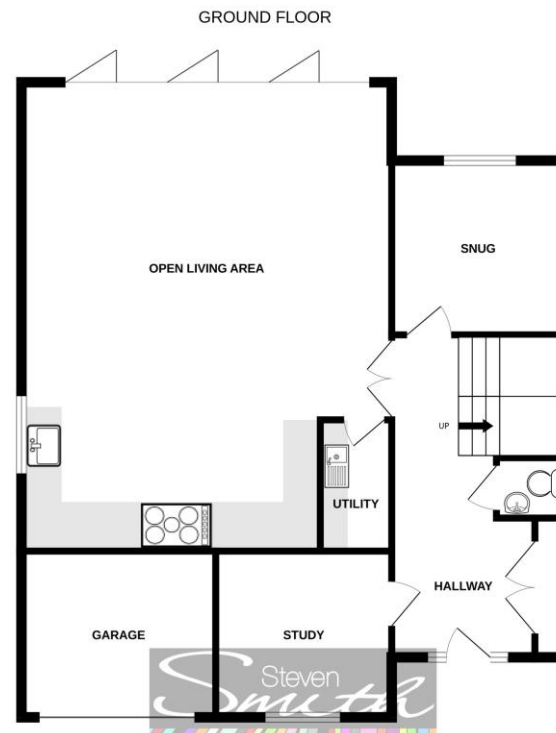
Availability: 24th July 2025, subject to referencing

Energy Rating: D

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







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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House



Freehold



4



Garden



3



F



2

EPC

D



Gas Central Heating



Parking



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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