



Flat 3, 4 Herbert Road, Clevedon, BS21 7ND
£1,325 per calendar month

Steven
Smith

Situated in a great location directly opposite Herbert Gardens and a stone's throw from the ever-popular Hill Road, this second floor apartment has two double bedrooms, a kitchen, contemporary shower room and a sitting room providing uninterrupted views of the estuary. There is also a cleverly-designed mezzanine floor providing the perfect space for a home office. This delightful period property is perfectly placed for enjoying walks along the coast, as well as the myriad of local shops, cafe's and restaurants Middle Clevedon has to offer.

Accommodation (all measurements approximate)

Front door opens from the communal stairwell into the entrance hall, with stairs to the sitting room and bedrooms. Opens to:

Kitchen 9' 3" x 7' 7" (2.82m x 2.31m)

Beautifully fitted with a range of wall and base units with quartz effect working surfaces and butchers block breakfast bar. Integrated appliances include fridge/freezer, slimline dishwasher, electric oven, electric hob with extractor, sink with drainer and space for a washer/dryer. Wood effect floor, window to rear offering breathtaking channel views.

Shower Room

With white suite comprising toilet, sink with vanity unit and corner shower with electric shower over. Partially tiled walls, tiled

floors, heated towel rail, extractor fan, obscure window to side.

Landing/Mezzanine

Providing access to the bedrooms and sitting room, as well as the loft hatch. A small staircase leads to a useful mezzanine space providing the perfect home office. Window to rear.

Sitting Room 13' 1" x 12' 3" (3.98m x 3.73m)

A stunning space with stripped Victorian floorboards, with ample space for living and dining. A sash window provides views over the rear aspect and beyond to the Welsh Coastline.

Bedroom 1 15' 4" x 9' 5" (4.67m x 2.87m)

Large double bedroom with sash window to front providing a pleasant outlook over Herbert Gardens.

Bedroom 2 12' 9" x 9' 1" (3.88m x 2.77m)

Double bedroom with built-in storage cupboard. Sash window to front.

The Terms:

Rent: £1,325 per calendar month

Deposit: £1,425 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 - tenant to pay

Council Tax Band: B - Tenant to pay

Availability: Immediately, subject to referencing

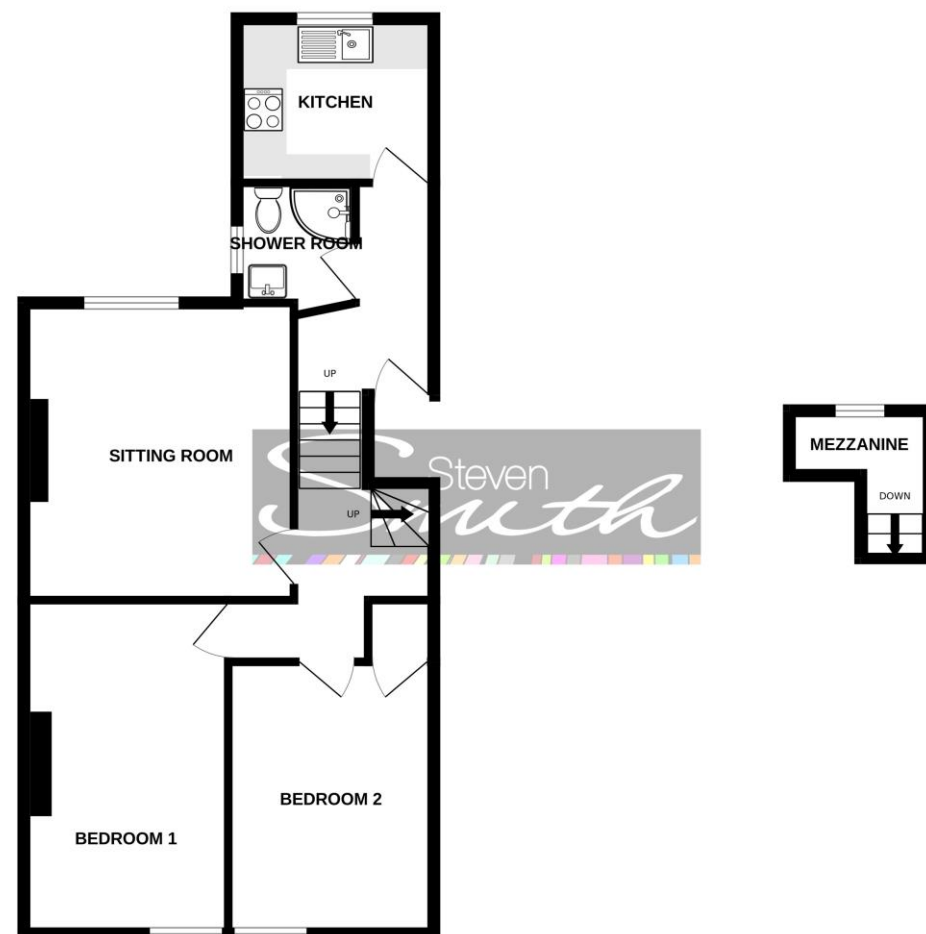
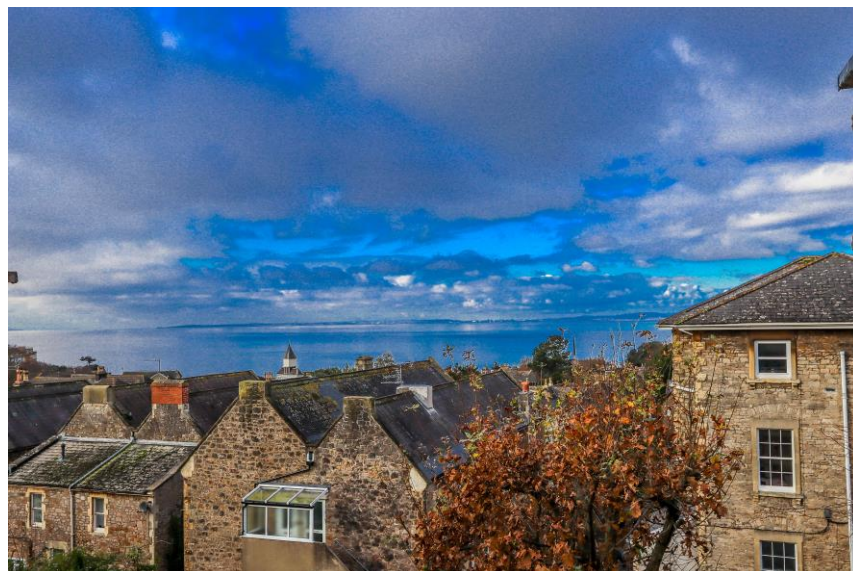
Energy Rating: E

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

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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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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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