



Yardlea, Duck Lane, Kenn, Clevedon, BS21 6TP
£1,300 per calendar month

Steven
Smith

Situated in a picturesque village location with views over countryside, this light and airy bungalow will make a wonderful home! With accommodation comprising sitting room, contemporary kitchen/dining room, two bedrooms, bathroom and separate wc, the property is well presented and welcoming throughout. Outside, there is off road parking and a delightful garden which is laid to lawn and overlooks neighbouring farmland. Kenn is popular village situated just outside of Clevedon where there is a wide choice of amenities and excellent transport links.

Accommodation (all measurements approximate)

Front door opens to porch, door opens to:

Hall

Wood effect floor, night storage heater.

Sitting Room 14'1" x 11'0" max 9'3" min

Electric fireplace, wood effect floor, night storage heater, window to front.

Kitchen/Diner 14' 0" x 8' 11" (4.26m x 2.72m)

Measurements include a pantry. 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, storage cupboard and a second cupboard housing the hot water cylinder. Window

providing a pleasant outlook of neighbouring farmland. Wall mounted electric heater, wood effect floor, door to side porch and access to loft space.

Bedroom 1 12' 8" x 9' 1" (3.86m x 2.77m)

Window to front, wall mounted electric heater.

Bedroom 2 10' 9" x 9' 4" (3.27m x 2.84m)

A second double bedroom with window overlooking the rear garden and providing a pleasant outlook of neighbouring farmland. Wall mounted electric heater.

Bathroom

White suite of washhand basin, bath with electric shower and glass shower screen door. Partially tiled walls, wood effect floor, obscure window, wall mounted dimplex blow heater.

Separate WC

White WC, obscure window, wood effect floor.

OUTSIDE

From Duck Lane wrought iron gates open to the driveway providing off road parking. The front garden is laid to lawn. There is then access to the front door. The rear garden can be gained via either side of the property and is laid to lawn with a mixture of feather-board and panelled fencing. The rear garden also has a

pleasant outlook of neighbouring farmland.

The Terms:

Rent per calendar month: £1,300

Deposit: £1,400 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: Electricity, water and sewerage - tenant to pay

Council Tax Band: C - Tenant to pay

Availability: End September 2025, subject to referencing

Energy Rating: E

NB. Photos were taken before the previous tenant moved in

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

