



Flat 2, Room B, 1-2 Old Church Road, Clevedon, BS21 6LZ  
**£650 per calendar month**

Steven  
*Smith*

Conveniently located within Clevedon's Town Centre is this generous double bedroom . The room forms part of an expertly renovated shared property with communal areas comprising a beautifully fitted kitchen with living/dining area, with access to a roof terrace, communal shower rooms, laundry room and bike store. Shops, amenities and Clevedon's Sea Front are only a short walk away. Rent includes all bills.

From Old Church Road a communal door with telephone entry system opens to a spacious communal hall with steps rising to the landing area giving access to the front door of Room B, the communal living area and the utility room.

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

Front door opens to:

#### **The Room 13'10 max 11'5 min x 8'8**

Double bedroom with fitted bedframe, wardrobe and storage units. TV point and bracket, spotlights, skylight above.

#### **Open Plan Communal Living Area 32'2" max 24'5" min x 13'0"**

Such an impressive space.

#### **Kitchen Area**

Exquisitely fitted with a range of wall and base units with working surfaces and sink with mixer, two electric ovens, two electric hobs with concealed extractor hoods,

built in microwave, integrated larger fridge and separate freezer, tiled splashbacks, spotlights, breakfast bar. Opening to the:

#### **Living/Dining Area**

Where there are two leather sofas as a contemporary dining table, wall mounted television, window looking out onto Old Church Road, wood effect floor. Door to:

#### **Roof Terrace**

Laid to artificial grass with views across Clevedon Town Centre.

#### **Communal Shower Rooms**

Two communal shower rooms on the main landing. Fitted with kingsize shower cubicle, basin, wc.

#### **Utility Room 7' 11" x 6' 0" (2.41m x 1.83m)**

To ground floor. Fitted with range of units with working surfaces, sink, communal washing machine, tiled splashback, wood effect floor.

#### **The Terms:**

**Rent per calendar month:** £650

**Term:** 6 months

**Deposit:** £650

**Insurance:** The landlord will be responsible for the buildings insurance. We recommend that the tenant take out

adequate contents insurance and accidental damage insurance.

**Availability:** Immediately, subject to referencing

**Services:** All mains services connected which are included in the rent

**Energy Rating:** B

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

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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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto: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

