



4 Barton Mews, Clevedon, BS21 6FS
£1,450 per calendar month

Steven
Smith

Number 4 Barton Mews is an attractive three bedroom mid terrace house with accommodation over three floors. The attractive courtyard gardens are south facing with french doors opening directly out into them from the lounge. The kitchen is well fitted with integrated NEFF appliances. Fabulous open plan living which opens directly to the kitchen/dining area. On the first floor there are two generous bedrooms and a well fitted bathroom, whilst on the second floor the master bedroom has a built in wardrobe and a luxurious shower room.

Accommodation (all measurements approximate)
GROUND FLOOR

Hall

With stairs to the first and second floor. Access to the:

Cloakroom

With washbasin and WC.

Kitchen/Dining Room 11' 4" x 8' 4" (3.45m x 2.54m)

Well fitted kitchen with cupboard and drawer units. Integrated NEFF appliances to include double oven, electric hob, fridge/freezer, dishwasher and cooker hood.

Lounge 16' 3" x 12' 4" (4.95m x 3.76m)

Double glazed french doors open out onto the south facing garden. Oak laminate flooring.

FIRST FLOOR

Bedroom 2 12' 3" x 8' 9" (3.73m x 2.66m)

Overlooking the river.

Bedroom 3 11' 1" x 8' 9" (3.38m x 2.66m)

Looking down onto the garden.

Bathroom

With a luxury suite comprising bath, washbasin and WC.

SECOND FLOOR

Master Bedroom 11' 1" x 10' 5" (3.38m x 3.17m)

Measurements include built in wardrobes.

En-Suite

With a stunning suite.

OUTSIDE

There is nearby parking for 2 cars and the courtyard garden is south facing.

The Terms:

Rent per calendar month: £1,450

Deposit: £1,550 to be lodged with Deposit Protection Services (DPS) a Government approved scheme.

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.

Council Tax Band: C - tenant to pay

Availability: Immediately, subject to referencing

Energy Rating: B

NB. The photos were taken when the property was brand new and before the current 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.

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