



Apartment 12 The Regent, Hill Road, Clevedon, BS21 7PH
£925 per calendar month

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A fantastic one bedroom apartment to rent in Clevedon? With a lift and stairs providing easy access and the benefit of a garage. Sitting in the sought after Hill Road with its boutiques, shops and restaurants. The accommodation is breathtaking with incredible views from almost floor to ceiling windows and a fabulous balcony ready for that glass of wine. The kitchen incorporates a host of Neff appliances and the engineered oak flooring flows throughout, apart from the Porcelanosa tiled floor in the bathroom.

Accommodation (all measurements approximate)

Door opening to the:

Reception Hall

With its engineered oak flooring. Video intercom entry phone system. Leading to a large walk in cupboard which houses the pressurised water cylinder and consumer unit and has the plumbing for the washing machine. There is also additional storage.

Open Plan Lounge, Kitchen, Dining Room 18'11" x 14'1" max 10'6" min

The kitchen with its stunning matt white cupboard and drawer units which incorporate Neff appliances including the ceramic hob, stainless steel extractor hood, double oven, fridge, freezer and dishwasher. Beautiful silestone quartz worktops incorporate a drainer and surround the stainless steel sink unit with its

swan tap. Stunning engineered oak flooring extends through this room. You will be blown away by the most incredible almost floor to ceiling corner window with its breathtaking views across Clevedon to the Mendips. In addition there are double glazed patio doors which open out onto the balcony 9'4" x 6'0" with its glass and stainless steel balustrade and enjoying views all the way to the Bristol Channel. This room certainly has the wow factor. There are TV and telephone aerial points.

Bedroom 1 12'2" max 9'11" min x 11'6"

With engineered oak flooring, almost floor to ceiling corner window with dual aspect roof top views of Clevedon. Measurements in part include a built in double wardrobe. TV aerial point.

Luxury Bathroom

With bath incorporating glass shower screen and shower, wall hung WC and rectangular washbasin. Beautiful tiling supplied by Porcelanosa. Chrome ladder style radiator.

Garage 19' 6" x 10' 6" (5.94m x 3.20m)

The garage has an electronically operated door and there is a light and electricity. NB you are not able to park in front of the garage.

The Terms:

Rent per Calendar Month: £925

Deposit: £1,025 to be lodged with Deposit Protection Service (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.

Services: Electricity, Water and Sewerage - Tenant to pay.

Council Tax Band: B - Tenant to pay

Availability: Beginning of June 2024, subject to references

Energy Rating: C

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.

NB. The photos are taken when the apartment was new and empty, the property has since been lived in





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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