



20 Salisbury Grove, Clevedon, BS21 7GA
£2,500 per calendar month

Steven
Smith

Situated within the prestigious Spitfire Homes development set in the magnificent grounds of Clevedon Hall, this stunning modern home offers an exceptional blend of contemporary design and refined lifestyle living in one of Clevedon's most sought after locations.

Approached via an attractive driveway leading to the garage, which thoughtfully incorporates a practical utility area, the property immediately impresses with its sense of quality and attention to detail. A welcoming entrance hall sets the tone, featuring a striking glass wall that provides a captivating view through to the incredible kitchen beyond, creating a wonderful first impression and a seamless flow of light throughout the ground floor.

The heart of the home is the beautifully designed kitchen, perfectly suited to both everyday family life and stylish entertaining. It opens effortlessly into a spacious lounge diner, forming a superb open plan living environment. Bi-folding doors extend the living space outdoors, revealing an impressive landscaped private garden that offers the ideal setting for al fresco dining, summer gatherings, or simply relaxing in peaceful surroundings. A well appointed downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to deliver generous and thoughtfully designed

spaces, with three double bedrooms, all benefiting from fitted wardrobes. The principal bedroom is particularly impressive, boasting a stunning en suite shower room and access to a private balcony overlooking the front aspect, a perfect spot for morning coffee or unwinding at the end of the day. A contemporary family bathroom serves the remaining bedrooms and completes the accommodation.

Living here is as much about lifestyle as it is about the home itself. The historic parkland setting of Clevedon Hall provides an exclusive and tranquil backdrop, while the charming coastal town of Clevedon offers independent boutiques, cafés and restaurants, along with the iconic Victorian pier and beautiful seafront walks. Excellent schooling and convenient transport links to Bristol and beyond make this an ideal location for professionals and families alike, combining countryside calm with coastal elegance and everyday convenience.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

With engineered oak floor, cupboard for shoes and coats etc.

Cloakroom

Suite of WC, washhand basin with storage below, partial tiling to walls, tiled floor, spotlights, extractor fan.

Lounge/Diner 23'5" x 10'5" max 14'7" min

Measurements include stairs to first floor. Wood effect floor, a set of bi-fold doors connect the space beautifully with the rear garden and there is also a window looking out onto the garden. Skylight, recess area ideal for a home office, door giving access to the garage. From the lounge/diner the space flows through into:

Kitchen 11' 7" x 7' 1" (3.53m x 2.16m)

Beautifully fitted with a contemporary range of handle less wall and base units with Silestone work surfaces incorporating a sink with mixer and drainer. Double electric oven, four ring induction hob with concealed extractor hood, integrated appliances to include dishwasher and separate undercounter fridge and freezer. Wood effect floor, window looking out onto Salisbury Grove.

FIRST FLOOR

Landing. Access to loft space and a cupboard ideal for bed linen etc.

Bedroom 1 19'2" x 12'4" max 5'11" min

A lovely master bedroom with space for a king size bed which opens up to a range of built in wardrobes, a window and double doors open out to the private balcony.

En-Suite

An excellent space with a three piece suite of wall hung WC with concealed cistern, washhand basin and king size shower cubicle with mains shower, fully tiled walls, tile effect floor, chrome ladder radiator, obscure window, spotlights, extractor fan shaving point.

Bedroom 2 14' 8" x 9' 8" (4.47m x 2.94m)

Measurements include a built in wardrobe. High vaulted ceilings, window looking out onto Salisbury Grove.

Bedroom 3 11' 1" x 9' 7" (3.38m x 2.92m)

A third double bedroom, measurements exclude a built in wardrobe. Window to rear.

Bathroom

Four piece white suite of wall hung WC with concealed cistern, washhand basin, bath with hand held shower attachment and a separate shower cubicle with mains shower. Partially tiled walls, tiled effect floor, chrome ladder radiator, spotlights, extractor fan, shaving point.

OUTSIDE

From Salisbury Grove a block paved pathway leads to the front door. The front garden has been laid to artificial lawn with beautifully established shrubs giving privacy. To the right hand side a block paved drive provides off road parking and leads to:

The Garage/Utility 23' 2" x 11' 10" (7.06m x 3.60m)

An oversized garage with automatic up and over door and a utility area with plumbing for washing machine and space for tumble dryer with wall and base units, a working surface with a stainless steel sink, door giving access to the rear garden and a second door giving access to the lounge/diner.

The Rear Garden

Immediately outside of the bi-fold doors from the lounge/diner is a lovely patio, a couple of steps rise and give access to an artificial lawn and a second patio at the rear of the garden. There is also a pergola area ideal for a bbq, to the left and right hand side there is feather-board fencing and at the rear of the garden a lovely old stone wall. Outside water tap.

The Terms:

Rent per calendar month: £2,500

Deposit: £2,884.61 to be lodged with the DPS

Term: Periodic

Services: All mains services connected - Tenant to pay.

Insurance: The landlord will be responsible for the buildings insurance. We recommend that the tenant take out adequate contents insurance and accidental damage insurance.

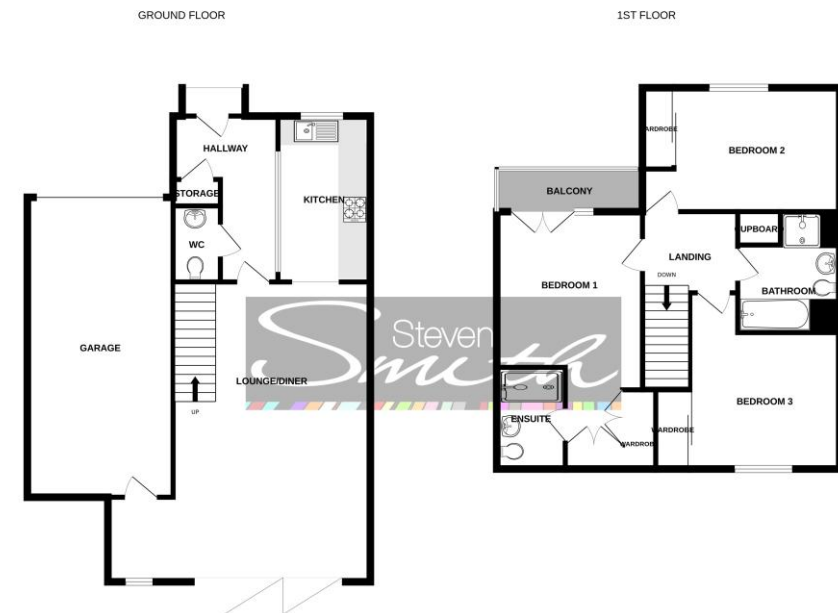
Council Tax Band: D - tenant to pay

Availability: Immediately, subject to referencing

Energy Rating: B

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, stairs 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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