



39 Portland Drive, Portishead, BS20 6YQ
£1,450 Per Calendar Month

Steven
Smith



An immaculate two bedroom end of terrace house which is located in a sought after cul de sac. The accommodation is light and airy and presented in stunning condition. There is a spacious sitting room, a beautiful kitchen diner and a modern bathroom. Outside the gardens are well presented and there is a single garage and ample parking. Available from the 15th November 2024.

Accommodation (all measurements are approximate)

Entrance

Front door opens to:

Entrance Porch

Door opens to:

Sitting Room 13' 0" x 12' 11" (3.96m x 3.93m)

Measurements include stairs rising to first floor. Windows to front and side. Wood effect floor, cottage style beamed ceiling. Door opens to:

Kitchen 12' 9" x 9' 5" (3.88m x 2.87m)

Beautifully fitted with a comprehensive range of high gloss fronted wall and base units with work surfaces, stainless steel sink, electric oven with four ring electric hob and contemporary extractor over, plumbing for washing machine, space for fridge/freezer, integrated dish washer, wood effect floor. Window and French doors to rear garden.

First Floor

Landing

Access to loft space.

Bedroom 1 13' 0" x 9' 11" (3.96m x 3.02m)

Measurements include built in wardrobe. Window to front. Wood effect floor.

Bedroom 2 9' 8" x 6' 4" (2.94m x 1.93m)

Measurements exclude built in cupboard. Window overlooking rear garden.

Bathroom

Beautifully fitted with white suite comprising wc with concealed cistern, wash hand basin set into vanity unit with storage below, shower bath with mains shower over and glazed screen. Partially tiled walls. Wood effect floor. Ladder radiator, extractor fan, obscure window.

Outside

From Portland Drive, a driveway extends to the side of the property and leads to a single garage. The front garden is laid to two areas of lawn with a pathway splitting this and leading to the front door.

Rear Garden

Access to the rear garden can be gained via a lockable side gate or via the French doors in the kitchen/diner. Immediately outside of the property is a patio and an area of level lawn. This opens to a stone shingle area leading to a garden shed and a personal door to the single garage.

At the end of the garden, there is a circular patio and the garden is bound by concrete pillared panel fencing. Outside water tap

The Terms

Rent per calendar month: £1,450

Deposit: £1,550 to be lodged with the DPS

Term: Periodic

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: Early September 2026, subject to referencing

Energy Rating: D

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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