



First Floor Floor Flat 12a Woodlands Road, Clevedon, BS21 7QD
£1,200 per calendar month

Steven
Smith

Situated in a desirable location within a short walk of Clevedon Sea Front and the wonderful selection of independent shops and cafes along Hill Road and Alexandra Road, this first floor flat will be a popular choice for prospective renters. Comprising welcoming sitting room, fitted kitchen and bathroom and two double size bedrooms with sea views, the accommodation has been newly decorated and recarpeted, providing a delightful light and airy feel. Available immediately, subject to references. strong interest is anticipated.

Entrance Door

To side of property. Door to 12a.

Stairs and Landing

Stairs rise to first floor landing. Doors to:

Sitting Room 15' 7" x 12' 0" (4.75m x 3.65m)

Double glazed window to side. Feature fireplace with wooden mantle over (not working). Door to:

Kitchen 10' 2" x 6' 2" (3.10m x 1.88m)

Fitted with a matching range of wall and base units with tiled surrounds, Stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Free standing cooker. Wall mounted gas boiler. Radiator.

Bedroom 1 14' 1" x 12' 0" (4.29m x 3.65m)

With double glazed window providing views towards The Bristol Channel. Feature ornamental fireplace (non working). Radiator.

Bedroom 2 14' 5" x 9' 1" (4.39m x 2.77m)

With double glazed window offering views towards the Bristol Channel. Feature ornamental fireplace (non working). Radiator. Loft hatch.

Bathroom

With white suite comprising panelled bath with electric shower over and glazed shower screen, wc and wash hand basin. Chrome ladder radiator. Obscure double glazed window.

Outside

There is a garden to the rear which the tenants can have access to.

The Terms:

Rent per calendar month: £1,200

Deposit: £1,300 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: All mains services connected - tenant to pay

Council Tax Band: B - Tenant to pay

Availability: Immediately, subject to referencing

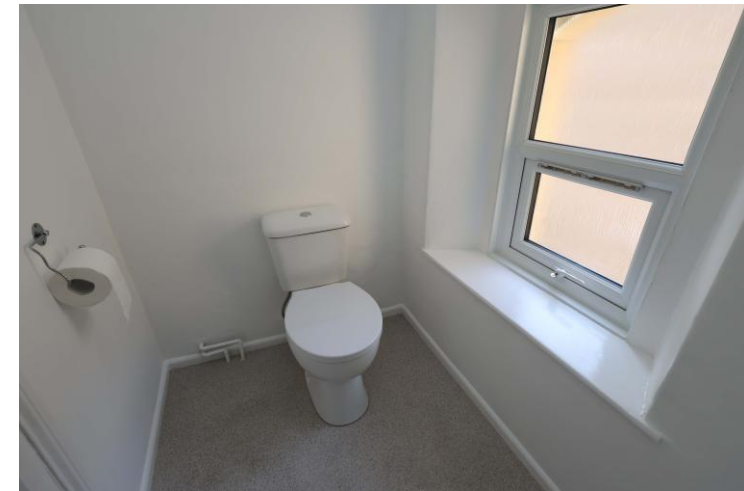
Energy Rating:

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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: stevensmithhomes.co.uk

E: 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

