



136 Kenn Road, Clevedon, BS21 6JE
£850 per calendar month

Steven
Smith

This attractive first floor one bedroom flat enjoys the rare advantage of its own private entrance and is ideally situated on the level in the highly sought after coastal town of Clevedon. The well planned accommodation features a stylish open plan living space, perfectly suited to modern lifestyles, complemented by a contemporary shower room. Offered for sale with no onward chain, this appealing property presents an excellent opportunity for first time buyers, investors or those seeking a convenient, low maintenance home within easy reach of local amenities and the seafront.

Accommodation (all measurements approximate)

Private front door opens to hall, window, stairs leading to the landing and giving access to the following accommodation:

Open Plan Living 17'0" max 15'1" min x 11'9"

Kitchen Area

Fitted with a range of wall and base units with working surfaces, stainless steel sink, space for undercounter fridge, electric cooker points with fitted extractor hood, tiled splashbacks. Opening into the:

Living Area

With two windows looking out onto Kenn Road.

Double Bedroom 12'8" x 10'4" max 7'7" min

Two windows to rear.

Shower Room/Utility

Three piece suite of WC, washhand basin, shower cubicle with mains shower, tiled walls, plumbing for washing machine, obscure window, tiled effect floor.

OUTSIDE

From Kenn Road a pillared entrance gives access via a small path to the front door of the first floor flat. There is one allocated parking space to the rear.

The Terms:

Rent per calendar month: £850

Deposit: £950 to be lodged with the DPS

Term: Periodic Tenancy

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: A - Tenant to pay

Availability: Immediately, 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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