



8 Botham Close, Worle, Weston-super-Mare, BS22 7LZ
£1,100 per calendar month

Steven
Smith

What a fantastic opportunity to rent this beautifully presented two bedroom terraced house located in Worle. Being recently renovated this will not disappoint. This property has the added benefit of gas central heating, double glazing and off street parking.

Accommodation (all measurements approximate)

GROUND FLOOR

Door opens to:

Sitting Room 13' 7" x 11' 6" (4.14m x 3.50m)

A beautiful family room with a double glazed window looking over the front garden. Radiator. TV point. These measurements include the staircase.

Kitchen/Diner 13' 7" x 8' 9" (4.14m x 2.66m)

A beautifully fitted kitchen with base and eye level units with working surfaces. Built in four ring gas hob and electric oven. Contemporary extractor. Bowl and half stainless steel sink. Tiled splashback. Space and plumbing for washing machine. Double glazed window looking out onto rear garden. Storage cupboard. Shelving. Radiator. Door leading out onto the rear garden.

**FIRST FLOOR
Landing.**

Bedroom 1 11' 6" x 10' 5" (3.50m x 3.17m)

These measurements exclude the storage cupboards. Double glazed window looking out onto Botham Close. Radiator.

Bedroom 2 9' 0" x 6' 9" (2.74m x 2.06m)

Double glazed window. Radiator.

Bathroom

A stunning white suite bathroom comprising pedestal washhand basin, WC, bath with shower over. Partially tiled walls. Towel rail radiator. Obscure double glazed window.

OUTSIDE

Off Botham Close there is a pathway leading to the front door. The front garden is mainly laid to lawn with a stone chipped area.

Rear Garden

A raised deck area which leads onto stone chippings. Beyond the stone chippings a second decked area. To the border a level flowerbed. Access to the parking bay for 2 cars.

The Terms:

Rent per calendar month: £1,100

Deposit: £1,200 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.

Council Tax Band: B - tenant to pay

Availability: Beginning September 2026, subject to referencing

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.





Terrace House



2



Garden



1



B



1

EPC

C



Gas Central Heating



Parking



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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