



Flat 6 Poets Court, Salthouse Road, Clevedon, BS21 7TT
£1,150 per calendar month

Steven
Smith



Beautifully presented top floor Apartment. 6 Poets Court offers 2 bedrooms, en-suite, bathroom, sitting room and kitchen. If you wish to be near the seafront look no further, you are a stones through from Marine Lake and Salthouse fields. This property has the added benefit of a balcony and off street parking.

Accommodation (all measurements approximate)

Front door of the building opens to communal hallway, stairs rising to top floor. Entrance vestibule an ideal place for shoes and coats. Door opens to:

Entrance Hall

Loft access. Radiator. Storage cupboard. Door opens to:

Sitting Room 15' 5" x 11' 2" (4.70m x 3.40m)

Double glazed window looking out over Salthouse Field and towards the pier. Patio door leads out onto the balcony. Radiator. Opens to:

Kitchen 8' 8" x 7' 3" (2.64m x 2.21m)

Base and eye level units with working surfaces. Single bowl stainless steel sink, built in fridge/freezer. Four ring gas hob, built in electric oven with extractor over. Space and plumbing for washing

machine. Tiled splashback. Obscure window.

Bathroom

Reduced head height. A white suite comprising pedestal washhand basin, WC and bath. Tiled splashback, radiator, velux window.

Bedroom 2 9' 7" x 7' 4" (2.92m x 2.23m)

Reduced head height. Velux window. Radiator.

Bedroom 1 14' 9" x 8' 9" (4.49m x 2.66m)

Measurement includes the built in wardrobe. Reduced head height. Radiator. Patio doors leading out onto the balcony.

En-Suite

A white suite comprising washhand basin, WC and shower. Partially tiled walls. Radiator. Extractor.

OUTSIDE

This property has the added benefit of a balcony with stunning views across Salthouse Fields and towards the Channel. Allocated parking space (can only be a car or motorbike no vans).

The Terms:

Rent per calendar month: £1,150

Deposit: £1,250 to be lodged with the DPS
Term: 6 months

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

Availability: To be confirmed, subject to referencing

Energy Rating: C

Council Tax Band: B – tenant to pay

Additional fees may apply and will be advised to you before you take up the tenancy.

Please note the photographs were taken before the existing tenants move in.

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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