



1 Riverside Court, Parnell Road, Clevedon, BS21 6FN
£1,150 per calendar month

Steven
Smith

A highly appealing modern mews style home situated in a convenient location just a stone's throw from Clevedon Town Centre, the attractive facade conceals the cosy accommodation within comprising sitting room, modern kitchen to the rear and downstairs cloakroom. To the first floor, there are two bedrooms, one double and one single in size and a modern wet room. Throughout, the property is well presented, bright and airy. To the rear of the property, there is an enclosed courtyard which is laid to decking providing the perfect low maintenance space to relax in the sunshine.

Accommodation (all measurements approximate)

Sitting Room 11' 2" x 10' 7" (3.40m x 3.22m)

Front door opens into the sitting room, with stairs rising to first floor. Wood effect floor, windows to front and side.

Cloakroom

With suite of sink and toilet. Tiled splashback, extractor fan, wood effect floor.

Kitchen/Breakfast Room 14' 3" x 7' 3" (4.34m x 2.21m)

Fitted with a range of wall and base units with granite-effect working surfaces.

Integrated appliances include electric oven, gas hob with extractor over, washer/dryer and stainless steel sink with drainer. Space for fridge/freezer. Wood effect floor, tiled splashback, access to large understairs storage cupboard. Window to rear, door to rear courtyard.

FIRST FLOOR

Providing access to first floor accommodation.

Bedroom 1 14'9" max 10'2" min x 9'3"

Double bedroom with wood effect flooring throughout. Bult in double wardrobe. Window to front, door to Bedroom 2/Study.

Bedroom 2/Study 8'8" x 7'3" max 5'10" min

Single bedroom or home office. Skylight, door to Bedroom 1.

Wet Room

With white suite comprising toilet, sink and mains shower with glazed screen. Fully tiled walls, linoleum floor, heated towel rail, skylight, extractor fan.

OUTSIDE

To the front of the property there is one allocated parking space. The rear garden is of composite decking and stone walls border the side and rear boundaries.

The Terms

Rent: £1,150 per calendar month

Deposit: £1,250 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 service connected - Tenant to pay.

Council Tax Band: B - tenants to pay

Availability: Mid November 2026, subject to referencing

Energy Rating: C

NB. Photos were taken before the current tenant moved in.

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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