



Flat 5 Sunnyside Mansions, Sunnyside Road, Clevedon, BS21 7TA  
**£1,100 per calendar month**

Steven  
*Smith*



Ideally suited to a professional couple, this upper floor apartment offers generous accommodation, fantastic views over Clevedon and a host of character features.

### **Accommodation (all measurements approximate)**

Communal front door leading to communal hall with stairs leading to the front door of Flat 5.

### **Porch**

Ideal for coats and shoes with access to fuse box and telephone intercom system.

### **Living Room 16' 10" x 15' 3" (5.13m x 4.64m)**

Measurements exclude the bay window  
A large open living space with ornate fireplace and bay window with fantastic views over Clevedon towards the Bristol Channel.

### **Kitchen 10' 10" x 6' 7" (3.30m x 2.01m)**

Fitted with base and eye level units with work surfaces, space for oven, space for washing machine and fridge. Boiler. Windows on three sides providing fantastic views.

From the lounge an inner hall which leads to the:

### **Bathroom**

Three piece suite of WC, sink and bath with electric shower over. Radiator.

From the hallway door to:

### **Bedroom 1 16'0" max 10'7" min x 15'2" max 9'7" min**

A large light and airy room with large windows offering spectacular views over Clevedon towards the Bristol Channel. Decorative fireplace. Access to loft space.

### **OUTSIDE**

There is an allocated parking space.

### **Terms:**

**Rent:** £1,100 per calendar month

**Deposit:** £1,200 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](http://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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