

15a Melbourne Terrace, Clevedon, BS21 6HQ

£1,250 per calendar month

Steven Smith

Situated in a highly convenient position immediate to Clevedon Town Centre, this delightful ground floor flat has been beautifully refurbished in recent years to offer contemporary open plan living complete with stylish kitchen area, two bedrooms and a boutique style bathroom. Outside, the property benefits from a courtyard style garden, perfect for enjoying some summer sunshine! With a host of shops, amenities and leisure facilities on the doorstep, this will make a really great home!

Accommodation (all measurements approximate)
Door opens to hall, opening to:

Open Plan Living 17'8" max 14'8" min x 15'5"

Kitchen Area
Fitted with a range of wall unit and base units with granite working surfaces incorporating a Belfast sink with mixer tap, double electric oven with four ring electric hob and contemporary extractor hood. Integrated separate under counter fridge and freezer. Spotlights, wood effect flooring flowing through into the seating area where there is a pretty fireplace, stable door to courtyard garden.

Bedroom 1 12' 0" x 12' 0" (3.65m x 3.65m)
Window looking out onto Melbourne Terrace.

Bedroom 2 16'7" max 13'2" min x 8'4"
Window to Melbourne Terrace and second window to rear. Spotlights.

Off the kitchen a door opens to:

Bathroom
Three piece suite of space saving bath with hand held shower attachment and glass shower screen door, WC, wall mounted washhand basin, obscure window. Access to the utility cupboard with plumbing for washing machine and access to the Vaillant gas fired combination boiler. Skylight, tiled floor.

OUTSIDE
To the rear of the property there is a courtyard garden.

The Terms:
Rent: £1,250 per calendar month

Deposit: £1,350 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: A - tenant to pay

Availability: Immediately, subject to referencing

Energy Rating: D

Services: Electricity, gas and sewerage - Tenant to pay.

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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The Property Ombudsman
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