



Apartment 7 The Regent, Hill Road, Clevedon, BS21 7PH  
**£1,150 per calendar month**

Steven  
*Smith*

Apartment 7 is located at the front of The Regent and is the one of only a few with a balcony overhanging Hill Road with its beautiful boutiques, shops and restaurants. The flooring to the living room and kitchen have been finished in engineered oak whilst the bedrooms are in carpets. There is an en-suite bathroom to the master bedroom and a further shower room. For ease of access there is both stairs or a lift. There is allocated parking to the rear.

**Accommodation (all measurements approximate)**

Door opening to:

**Reception Hall**

Access to the video intercom entry phone system. Double doors open to a walk in storage cupboard which houses the pressurised water cylinder and has plumbing for the washing machine.

**Lounge/Dining Room 12' 7" x 11' 10" (3.83m x 3.60m)**

With engineered oak flooring. Double glazed patio doors open out onto your own private balcony 7'4" x 3'11" which overhangs Hill Road, what a view. TV aerial point and telephone point. This living space is open plan to the:

**Kitchen/Breakfast Room 12' 8" x 8' 10" (3.86m x 2.69m)**

Fitted with a range of matt white cupboard and drawer units which incorporate Neff appliances of double oven, ceramic hob, stainless steel extractor hood, fridge, freezer and dishwasher. Quartz worktops surround the sink unit and create a drainer. Worktop lighting, overhead spotlighting.

**Principal Bedroom 15' 6" x 9' 0" (4.72m x 2.74m)**

With almost floor to ceiling window with views out onto Hill Road. Measurements include a built in double wardrobe. TV aerial point. Opening directly to the:

**En-Suite Bathroom**

Suite of bath incorporating a shower and glass shower screen, wall hung WC and rectangular washbasin. Floor and wall tiling. Chrome ladder style radiator.

**Bedroom 2 10' 9" x 9' 1" (3.27m x 2.77m)**

An almost floor to ceiling window looking directly out onto Hill Road. TV aerial point.

**Shower Room**

With walk in shower, wall hung WC and rectangular washbasin. Chrome ladder style radiator.

**The Terms:**

**Rent Per Calendar Month:** £1,150

**Deposit:** £1,250 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:** Electricity, water and sewerage - Tenant to pay.

**Council Tax Band:** C - tenant to pay

**Availability:** Mid August 2026, subject to referencing.

**EPC 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.**

**NB. The photos are from when the property was first rented out**





#### 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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

