



6 Saxby Close, Clevedon, BS21 7YF
£1,350 per calendar month

Steven
Smith

A delightful modern semi detached house situated off the popular Yeolands Drive area of Clevedon. Inside there is a modern kitchen and bathroom, light and airy lounge and two well proportioned bedrooms. Outside there is a block paved driveway and private gardens which will enjoy the afternoon and evening summer sun. (Please note, we are currently unable to supply any internal photographs due to the property being occupied).

GROUND FLOOR

Front door opens to porch. Door opens to:

Sitting Room 17' 6" x 13' 0" (5.33m x 3.96m)

Measurements include staircase. Radiator. Window to front.

Kitchen/Diner

Fitted with a range of wall and base units with working surfaces. Sink with mixer tap. Electric oven with four ring electric hob and extractor hood. Plumbing for washing machine and slimline dishwasher. Space for fridge/freezer. Tiled splashbacks, tiled floor, radiator. Window and door to rear gardens.

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.

FIRST FLOOR

Bedroom 113' 2" x 9' 9" (4.01m x 2.97m)

Window looking onto Saxby Close. Radiator.

Bedroom 2 13' 1" x 9' 1" (3.98m x 2.77m)

Window overlooking the rear gardens. Measurements exclude access to an over stairs storage cupboard housing the gas fired combination boiler. Radiator.

Bathroom

Fitted with a white suite of WC, wash hand basin, bath with mains shower and shower screen. Obscure window, radiator, partially tiled walls, tiled effect floor.

OUTSIDE

From Saxby Close a block paved driveway provides parking for numerous cars. There is a lockable gate which opens to:

Rear

Have been laid mainly to lawn with a block paved patio. Access to a garden shed. Bound by wooden panelled fencing. These gardens are private as they are not overlooked from the rear and will enjoy a good amount of the afternoon and late evening summer sun.

The Terms:

Rent: £1,350 per calendar month

Deposit: £1,450 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 services connected - tenant to pay

Council Tax Band: B - Tenant to pay

Availability: End of September 2026, subject to referencing

Energy Rating: C

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.

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