



Flat 7, 15 The Avenue, Clevedon, BS21 7EB
£895 per calendar month

Steven
Smith



Perched high above one of Clevedon's most prestigious tree lined roads, this top floor apartment offers a refined coastal lifestyle within a grand Victorian conversion on The Avenue. From this elevated vantage point, everyday living is framed by breathtaking, panoramic vistas. The lounge, kitchen and bedroom all look out over the leafy canopy of Walton St Mary, stretching across the shimmering waters of the Bristol Channel to the distant Welsh coastline. Inside, the property blends historic character with bright, modern living, capturing beautiful natural light throughout the day. It represents the perfect retreat for a professional or couple seeking a peaceful yet well connected home by the sea. Adding to the effortless convenience of this apartment is a dedicated, allocated parking space. Ready to move straight into, this coastal haven is available immediately for those eager to start their next chapter in Clevedon.

Accommodation (all measurements approximate)

Communal entry door with telephone entry system opens to communal hall with stairs rising to the second floor and giving access to the front door of Flat 7. Front door opens to:

Hall

Telephone entry receiver, cupboard.

Sitting Room 14' 1" x 12' 10" (4.29m x 3.91m)

NB. Measurements are floor space due to some restricted head height because of the pitch of the roof. A window provides an outstanding outlook over Walton St Mary towards the Bristol Channel and the Welsh coastline in the far distance.

Kitchen 10' 5" x 7' 3" (3.17m x 2.21m)

Fitted with a range of wall and base units with working surfaces, plumbing for washing machine, space for under counter fridge, electric oven with four ring gas hob and extractor hood. Window providing the same pleasant view as the sitting room. Access to the Worcester gas fired combination boiler.

Double Bedroom 14' 6" x 11' 5" (4.42m x 3.48m)

Measurements are floor space due to some restricted head height because of the pitch of the roof. Window like the other two rooms providing that outstanding view. Built in cupboard.

Bathroom

White suite of WC, washhand basin, bath with mains shower, partially tiled walls, tiled floor, skylight.

The Terms:

Rent per calendar month: £895

Deposit: £995 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: 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 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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