



First Floor Flat, 12 The Triangle, Clevedon, BS21 6NG
£925 per calendar month

Steven
Smith

Situated in a highly convenient central location, this first floor flat offers bright and airy, spacious accommodation which has been newly redecorated and recarpeted throughout. Comprising well proportioned lounge, fitted kitchen, bathroom with separate w.c. and two bedrooms which interconnect, the accommodation will be ideally suited to either a single occupant or couple. Available immediately, subject to references.

Entrance

Communal door leads to stairs to first floor and door to first floor flat.

Hallway

With large understairs storage area, meter cupboard, window to side. Doors to:

Lounge 16' 6" x 11' 11" (5.03m x 3.63m)

Maximum measurements into chimney breast recess. Two large double glazed windows overlooking Clevedon Triangle. electric heater.

Kitchen 10' 4" x 9' 3" (3.15m x 2.82m)

Fitted with a matching range of wall and base units with tiled splashbacks and worksurfaces over. Stainless steel sink with mixer tap. Plumbing for automatic washing machine. Freestanding electric cooker. Double glazed window to rear. Cupboard housing hot water tank.

Bedroom 1 12' 10" x 8' 1" (3.91m x 2.46m)

With double glazed window to side. Night storage heater. Step down to:

Bedroom 2 8' 5" x 8' 5" (2.56m x 2.56m)

Interconnecting room. With double glazed window to side.

Bathroom

With suite of panelled bath with electric shower over and wash hand basin with mixer tap. Obscure double glazed window to side. Wall mounted Dimplex heater.

Separate WC

W.C. Obscure double glazed window to side.

Outside

A pathway to the side leads to a lockable gate which gives access to the courtyard and communal entrance door.

The Terms:

Rent per calendar month: £925

Deposit: £1,025 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: Electric, water and sewerage connected - tenant to pay

Council Tax Band: A - Tenant to pay

Availability: Immediately, subject to referencing

Energy Rating: E

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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