



27 Staples Close, Clevedon, BS21 5BW  
**£1,250 per calendar month**

Steven  
*Smith*

Located within a highly sought after cul de sac in the charming coastal town of Clevedon, this immaculate two bedroom terraced home offers an exceptional blend of comfort, style and convenience. Available immediately, it presents an ideal opportunity for those seeking a refined yet relaxed lifestyle in a peaceful setting. Beautifully maintained throughout, the property welcomes you with a light filled sitting room, perfect for unwinding after a long day or entertaining guests. The modern kitchen is thoughtfully designed with contemporary finishes, providing both functionality and a stylish space for everyday living. Complementing the home is a sleek, well appointed bathroom that enhances the property's sense of understated luxury. Upstairs, two well proportioned bedrooms provide tranquil retreats, ideal for restful nights and flexible living arrangements, whether as a guest room, home office, or personal sanctuary. To the rear, the south west facing garden is a true highlight, bathed in afternoon and evening sunshine, perfect for al fresco dining, summer gatherings, or simply enjoying a quiet moment outdoors. Located close to the property is a garage and parking for one car. Presented in immaculate condition and ready for immediate occupation, this delightful home offers the perfect balance of modern living and coastal charm, all within easy reach of Clevedon's picturesque seafront, boutique shops and welcoming cafés.

**Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to porch. Door opens to:

#### **Sitting Room 13' 6" x 12' 0" (4.11m x 3.65m)**

Measurements include stairs to first floor. Window to front, understairs storage. Doors open to:

#### **Kitchen/Breakfast Room 12' 0" x 10' 4" (3.65m x 3.15m)**

Measurements include a built in cupboard. Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with four ring electric hob and contemporary extractor hood, plumbing for washing machine, space for fridge/freezer, small breakfast bar, wood effect floor, tiled splashbacks, window and door to the south facing rear garden.

#### **FIRST FLOOR**

**Landing.** Access to loft space.

#### **Bedroom 1 12' 0" x 11' 0" (3.65m x 3.35m)**

Measurements include mirror fronted wardrobes. Window to front.

#### **Bedroom 2 10' 11" x 6' 0" (3.32m x 1.83m)**

Measurements exclude the airing cupboard housing the Worcester gas fired combination boiler. Window overlooking the rear garden.

#### **Bathroom**

Suite of WC, washhand basin, bath with electric Triton shower, fully tiled walls, wood effect flooring, obscure window.

#### **OUTSIDE**

From Staples Close a pathway leads to the front door, the front garden is laid to lawn.

#### **The Rear Garden**

Immediately outside of the property is a patio, there is then a pathway which leads to the rear of the garden and the garden is laid to

level lawn, there are a mixture of concrete pillared and panelled fencing to borders, outside water tap.

#### **Parking**

Located close to the property is a single garage and one allocated parking space.

#### **The Terms:**

**Rent per calendar month:** £1,250

**Deposit:** £1,250 to be lodged with the DPS

**Term:** 6 months

**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

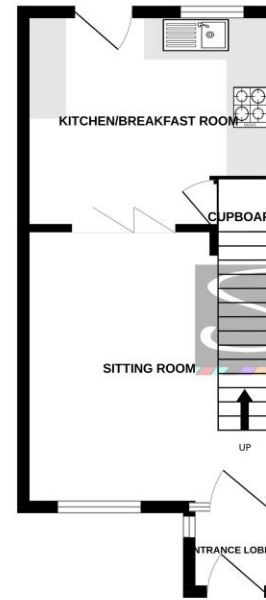
**Availability:** 1st May 2026, subject to referencing

**Energy Rating:** C

**Additional fees may apply and will be advised to you before you take up the tenancy**

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02025

**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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