



4a Old Church Road, Clevedon, BS21 6NA
£1,350 per calendar month

Steven
Smith



Occupying a highly convenient town centre location, this bright and airy first floor apartment offers a great amount of space and a stylish, contemporary finish. The accommodation consists of an open plan living room/kitchen, three bedrooms and a beautifully fitted bathroom with white suite. To the rear of the property, there is the added advantage of a garden area, providing some welcome outdoor space to enjoy in the warmer months.

Accommodation (all measurements approximate)

Front door opens from Old Church Road into the entrance hall, with stairs leading to the first floor.

Inner Hall

Providing access to the accommodation. Access to loft hatch.

Living/Kitchen Area 11'2 max 6'4 min x 27'9 max 13'10 min

A bright and open space with ample space for a living area and dining area. The kitchen is beautifully fitted with handleless wall and base units with solid working surfaces, integrated electric oven, gas hob with extractor, sink with draining grooves and space for a washing machine and fridge/freezer. Windows to rear.

Bedroom 1 16' 2" x 13' 9" (4.92m x 4.19m)

Large double bedroom, sash windows to front.

Bedroom 2 13' 11" x 11' 4" (4.24m x 3.45m)

Double bedroom, window to rear.

Bedroom 3 16' 3" x 8' 9" (4.95m x 2.66m)

Double bedroom, sash window to front.

Bathroom

With white suite comprising bath with mixer tap and mains rainfall shower over, sink with vanity unit and toilet. Heated towel rail, partially tiled walls, wood effect floor, skylight above.

OUTSIDE

From Old Church Road, there is a driveway suitable for one car, leading to a side gate into the rear garden and front door.

Rear Garden

The rear garden is primarily laid to stone chippings and bordered by stone walls.

Rent per calendar month: £1,350

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: 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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