

Clarence Cottage, 10a The Beach, Clevedon, BS21 7QU

£1,900 per calendar month

Steven Smith

A well presented and tucked away three bedroom detached home situated in the highly sought after Mid Clevedon area. Offering generous living space, modern fittings, off street parking, and a private garden area, this property is ideal for those seeking a quiet yet central coastal location.

Upon entering the property, an inviting hallway with a convenient downstairs WC leads through to a comfortable sitting room. The heart of the home is the bright and spacious kitchen diner, which features modern cream gloss units, wood effect worktops, an integrated oven and hob with extractor hood, a practical breakfast bar and plenty of space for a dining table. A separate utility room provides valuable extra storage and laundry space.

Upstairs, a bright galleried landing with attractive wooden balustrades leads to three well proportioned bedrooms. The master bedroom benefits from its own modern ensuite shower room, complete with a corner glass shower cubicle, heated chrome towel rail and neutral tiling. A contemporary family bathroom serves the remaining bedrooms, offering a white suite with a full sized bath, pedestal sink and a skylight window that fills the room with natural light.

Outside, the property boasts a substantial brick paved driveway providing generous off street parking for multiple vehicles, alongside a handy timber storage shed. To the front and side of the house, a neat lawned garden with a brick pathway and enclosed timber fencing creates a pleasant, low maintenance outdoor space. Situated in the heart of Mid Clevedon, this home enjoys an enviable position within easy walking distance of both the town centre and the iconic Victorian seafront. You are just a short stroll from the independent boutiques, cafes, and restaurants of Hill Road, as well as the everyday shops and supermarkets around Queens Square and The Triangle. Clevedon's historic Grade I listed Pier, Marine Lake, and scenic coastal paths are all close by for weekend walks, while straightforward access to the M5 at Junction 20 makes commuting to Bristol, Weston-super-Mare, and the wider South West quick and convenient. Early viewing is highly recommended to appreciate the space and tucked away position of this lovely home.

Accommodation (all measurements approximate)
GROUND FLOOR
Front door opens to:

Hall
Wood effect floor, stairs to first floor, understairs cupboard.

WC
White suite of WC, washhand basin with tiled splashback and storage below, wood effect floor, obscure window, extractor fan.

Sitting Room 17'0" x 13'5 max 10'9" min
A lovely light and airy room with two windows to side and window to front.

Kitchen/Diner 19'6" x 17'0" max x 10'9" min
Beautifully fitted with a comprehensive range of high gloss fronted wall and base units with butchers block effect work surface, stainless steel sink, electric oven with four ring gas hob and contemporary extractor hood, integrated appliances to include dishwasher, breakfast bar, wood effect floor, two obscure windows to rear, two further windows to front and a fifth window looking onto the drive. Door opens to:

Utility Room 11' 11" x 5' 10" (3.63m x 1.78m)
Fitted with wall and base units with butchers block effect work surfaces, stainless steel sink, plumbing for washing machine and space for self condensing tumble dryer, tiled floor, window looking out onto the block paved drive and obscure door and window to rear. Access to the Vaillant gas fired combination boiler.

FIRST FLOOR
Landing. Skylight, access to loft space.

Bedroom 1 16' 11" x 11' 9" (5.15m x 3.58m)
NB. Measurements include the en-suite.
Window to front and skylight to rear.

En-Suite
Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, corner shower cubicle with mains shower, tiled effect floor partially tiled walls, chrome ladder radiator, extractor fan.

Bedroom 2 17' 0" x 10' 9" (5.18m x 3.27m)
Window to front and skylight to rear.
Bedroom 3 13' 9" x 6' 9" (4.19m x 2.06m)
NB. Measurements include overstairs cupboard.
Window to front.

Bathroom
Fitted with a three piece white suite of WC, washhand basin and bath with hand held shower attachment, partially tiled walls, tiled floor, chrome ladder radiator, sky light, extractor fan.

OUTSIDE
From the lane there is a pedestrian gate which opens with steps descending via a block paved driveway giving access to the front door of Clarence Cottage. The front garden is laid to lawn with a pretty stone wall with panelled fence above. Another advantage of this property are the double gates which open and give access to a block paved drive providing off road for at least two cars and leading to a timber shed. Steps at the rear descend with a block paved path leading around the entire property. Outside water tap.

Rent per calendar month: £1,900

Deposit: £2,000 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: E - Tenant to pay

Availability: Immediately, 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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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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG
T: 01275 877771 W: stevensmithhomes.co.uk
E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes
Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

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