



38 Halswell Road, Clevedon, BS21 6LE
£1,500 per calendar month

Steven
Smith

A superb non estate three bedroom semi detached house located within one of Clevedon's favoured locations with the benefit of unusually large gardens, excellent living accommodation and with the additional benefit of a cloakroom/utility and freezer room.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to entrance vestibule with door opening to:

Hall

Stairs to first floor, oak effect laminate flooring, side window, understairs recess. Leading to:

Sitting Room 12' 5" x 12' 0" (3.78m x 3.66m)

Window to front.

Kitchen 10' 8" x 7' 7" (3.25m x 2.31m)

Fitted with wall and base kitchen units and rolled edged working surfaces. Integrated appliances include oven and hob with plumbing for dishwasher and space for the fridge. Useful understairs pantry. Large double glazed window looking out onto the gardens. Leading to:

Dining Room 10' 10" x 9' 9" (3.3m x 2.97m)

Double glazed patio doors opening out onto the patio and rear gardens, wood effect laminate flooring.

From the kitchen there is access into a covered passageway with internal access to the garage 16' x 8' with light. The freezer room with plenty of space for the fridge/freezer and for additional storage.

Utility/Cloakroom 6' 7" x 5' 4" (2.01m x 1.63m)

With WC, washbasin, plumbing for washing machine, space for tumble dryer. Two double glazed windows, ceramic tiled floor.

From the passageway there is access through to both the front drive and the rear gardens.

FIRST FLOOR

Landing access to roof space, loft ladder fitted, airing cupboard with Vaillant gas fired central heating boiler.

Bedroom 1 12' 0" x 11' 4" (3.66m x 3.45m)

Window to front.

Bedroom 2 10' 2" x 9' 6" (3.1m x 2.9m)

With built in wardrobes, window to rear.

Bedroom 3 9' 0" x 7' 4" (2.74m x 2.24m)

Double glazed window.

Bathroom

Fitted with a suite of WC, washhand basin, bath with shower and glass shower screen. Chrome ladder style radiator, tiling to walls. Bathroom cabinet, shaver socket. Two double glazed windows.

OUTSIDE

A driveway provides parking before leading to the garage. The front garden has been hard landscaped and providing further parking if required.

Rear Garden

A large patio flanks the rear of the property, greenhouse, shed, borders.

The Terms:

Rent: £1,500 per calendar month

Deposit: £1,600 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: C- Tenant to pay

Availability: Beginning November 2026

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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