



81a Hill Road, Clevedon, BS21 7PL  
**£1,200 per calendar month**

Steven  
*Smith*



Situated in the heart of Clevedon's vibrant and historic Hill Road, this delightful two bedroom maisonette offers an ideal combination of character and modern convenience. Spread across two levels, this home features a spacious living area that benefits from abundant natural light, perfect for relaxing or entertaining. Double doors open onto a private balcony with views up and down Hill Road and towards Alexandra Gardens. The well appointed kitchen boasts modern fittings and ample storage, ideal for home cooking. The main bedroom is generously sized, providing comfortable living and plenty of wardrobe space. It also offers stunning views of the surrounding area, while the second bedroom is versatile, perfect for a guest room or home office. Located on the desirable Hill Road, you're just steps away from boutique shops, cozy cafes, and excellent local restaurants. Clevedon's famous pier and seafront are within walking distance, offering picturesque coastal views. With convenient access to transport links, this maisonette is perfect for those looking to enjoy the charm of Clevedon with the convenience of city life nearby.

### **Accommodation (all measurements approximate)**

Front door opens to:

#### **Kitchen/Breakfast Room 12' 9" x 11' 6" (3.88m x 3.50m)**

Fitted with a range of base units with butchers block work surface incorporating a double Belfast sink with mixer tap, gas and electric cooker point, tiled effect floor, feature brick wall, contemporary extractor hood, space for a fridge/freezer, breakfast bar.

#### **Lounge/Diner 19' 9" x 15' 7" (6.02m x 4.75m)**

A lovely room with high ceilings, a woodburning stove is set into a decorative surround and hearth, picture rail, double doors opening to the private balcony with views up and down Hill Road and towards the Alexandra Gardens.

From the breakfast room a door opens to:

#### **Small Hall**

With exposed floorboards and stairs rise to:

#### **Landing**

Skylight and access to the loft space.

#### **Bedroom 1 19' 3" x 15' 7" (5.86m x 4.75m)**

Measurements exclude a bay window with a lovely view up and down Hill Road, second window, exposed floorboards, two built in wardrobes, access to loft space.

#### **Bedroom 2 11' 8" x 9' 3" (3.55m x 2.82m)**

Window to rear.

#### **Bathroom**

Fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below and to the side, bath with mains shower and glass shower screen door, partially tiled walls, wood effect floor, obscure window to rear, access to a cupboard with plumbing for washing machine.

#### **Loft Room 23' 11" x 13' 0" (7.28m x 3.96m)**

A very useable space with two skylights, access to eaves storage.

### **OUTSIDE**

From Hill Road steps rise and give access to the front door of 81a Hill Road.

### **The Balcony**

The private balcony is exclusively owned by 81a and is a great place for sitting outside as it is predominately south facing and watching the world go by with a glass of wine.

### **The Terms:**

**Rent per calendar month:** £1,200

**Deposit:** £1,300 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:** To be confirmed, subject to referencing

**Energy Rating:** E

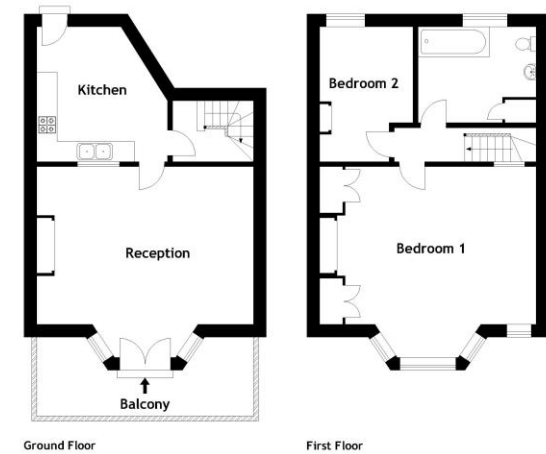
**Additional fees may apply and will be advised to you before you take up the tenancy**

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81A Hill Road, Clevedon BS21 7PL  
Approx. Gross Area 1185.30 Sq. Ft - 110.10 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan produced by Advantage Matters.

#### 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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