



Flat B, 14 Old Church Road, Clevedon, BS21 6NA
£800 per calendar month

Steven
Smith

Situated in the heart of Clevedon Town Centre, this upper floor flat will be perfect for a single occupant or couple. Offering light and airy accommodation, the property comprises spacious sitting room, double bedroom, modern kitchen and bathroom. The convenient location provides immediate access to shops, cafes and bars with the town's historic cinema and sea front just a short walk away.

Accommodation (all measurements approximate)

Large communal hall with access to just two apartments. Take the door immediately in front to Flat B.

Hallway

With useful understairs storage and a pretty dog leg staircase which takes you up to the main accommodation.

Galleried Hallway

With spot lighting, radiator and leading to:

Lounge 16' 4" x 14' 3" (4.97m x 4.34m)

Surrounding ceiling coving and a great view down onto Old Church Road and up through Marson Road. Radiator.

Kitchen 12' 2" x 7' 7" (3.71m x 2.31m)

Fitted with a good range of wall and base cupboard and drawer units with working

surfaces, one and half bowl stainless steel sink unit. Built in oven, extractor hood, ceramic hob, plumbing for washing machine and space for fridge/freezer. Concealed behind a cupboard is the gas fired central heating boiler. Radiator. Spot lighting.

Bedroom 11' 9" x 10' 10" (3.58m x 3.30m)

With a pair of windows providing lots of natural light. Moulded skirtings. Radiator.

Bathroom

With white suite comprising bath with shower over and glass shower screen, pedestal washbasin and WC. Window. Radiator.

The Terms:

Rent per Calendar Month: £800

Deposit: £900 to be lodged with the DPS

Services: All mains services connected including gas fired central heating. The boiler is located in the kitchen - to be paid by the tenant

Term: Periodic tenancy

Insurance: The landlord will be responsible for the buildings insurance. We recommend that the tenant take out

adequate contents insurance and accidental damage insurance.

Council Tax Band - A to be paid by the tenant

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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: stevensmithhomes.co.uk

E: steven@stevensmithhomes.co.uk FB: [@stevensmithhomes](https://www.facebook.com/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

