

Flat 3, 77 Cambridge Road, Clevedon, BS21 7BN

£1,500 per calendar month

Steven Smith

This ground-floor two-bedroom apartment is located on Cambridge Road, a tree-lined avenue in Upper Clevedon. The property features a well-proportioned layout, with an open-plan living room and kitchen space at its heart. The apartment also includes two double bedrooms, as well as a separate shower room. Uniquely for a flat, it comes with its own private outdoor area, in the form of a rear garden, as well as a designated parking space and garage. Located within walking distance of the independent shops and cafes on Hill Road, the apartment is also close to Ladye Bay, Clevedon Pier, and the Marine Lake.

Accommodation (all measurements approximate)
Front door opens to porch leading into the communal hall with immediate access to the front door of Flat 3.

Hall
Wood effect floor. Doors to all the following accommodation:

Open Plan Living Room/Kitchen

Lounge Area 16' 5" x 13' 9" (5.00m x 4.19m)
Window overlooking the garden. Leading into:

Kitchen Area 8' 2" x 6' 7" (2.49m x 2.01m)
Fitted with a range of wall and base units with working surfaces, built in single oven with gas hob, space for washing machine and fridge/freezer, wood effect flooring, Vaillant gas boiler.

Bedroom 1 15' 0" x 12' 1" (4.57m x 3.68m)
Bay window looking out into the garden.

Bedroom 2 9' 8" x 9' 6" (2.94m x 2.89m)
Window.

Shower Room
Fitted with a three piece white suite of WC, washhand basin, shower, wood effect floor, heated towel rail, partially tiled walls.

OUTSIDE
Off Cambridge Road a driveway provides private access to a single garage and allocated parking. Immediately adjacent to the flat is the private garden. There are views across the Bristol Channel to the Welsh coastline.

The Terms:
Rent per calendar month: £1,500

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: B - Tenant to pay

Availability: Immediately, subject to referencing

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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