



Flat 2, 1 The Triangle, Clevedon, BS21 6NB
£1,150 per calendar month

Steven
Smith

Situated in a highly convenient location, this delightful first floor apartment is spacious, bright and airy throughout. Filled with natural light, the accommodation offers sitting room, fitted kitchen, contemporary bathroom and two well proportioned bedrooms. Presented to a high standard throughout and with a bird's eye view over Clevedon's bustling town centre, this apartment provides a lovely space to call home! There is also immediate access to the wide range of shops and cafes within the centre.

Accommodation (all measurements approximate)

Communal entry door with telephone entry system opens to communal hall with stairs to first floor and giving access to the front door of the first floor flat. Front door opens to:

Hall

Wood effect floor, spotlights, storage cupboard, telephone entry receiver, airing cupboard with plumbing for washing machine and access to the Glow Worm gas fired combination boiler.

Sitting Room 15' 8" x 11' 10" (4.77m x 3.60m)

A lovely room with four sets of windows looking out onto The Triangle shops, wood effect floor, ornate ceiling coving, central ceiling rose, spotlights.

Kitchen 14'1" x 9'4" max 4'11" min

Fitted with a range of high gloss wall and base units with working surfaces, sink with mixer tap and drainer, space for fridge/freezer, electric oven with four ring electric hob and contemporary extractor hood. Window looking out onto the Triangle shops, tiled splashbacks, tiled floor.

Bedroom 1 13' 4" x 10' 7" (4.06m x 3.22m)

A lovely double bedroom with wood effect floor, spotlights, central ceiling rose and two windows looking out onto Chapel Hill.

Bedroom 2 10' 3" x 10' 2" (3.12m x 3.10m)

Window looking out onto Chapel Hill, wood effect floor.

Shower Room

Beautifully fitted with a three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, king size shower cubicle with mains shower, fully tiled walls and floor, ladder radiator, obscure window, spotlights, extractor fan.

The Terms:

Rent: £1,150 per calendar month

Deposit: £1,250 to be lodged with the DPS

Term: 6 months

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: A - tenant to pay

Availability: Immediately, subject to referencing

Energy Rating: C

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

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

