



25 Esmond Grove, Clevedon, BS21 7HW
£2,250 per calendar month

Steven
Smith

Perfectly positioned directly opposite the beautiful Clevedon Cricket Club, this exceptional home has been completely refurbished to the highest of standards, offering stylish, contemporary living in one of the most desirable settings in Clevedon. From the moment you step inside, the quality of the finish is immediately apparent. A welcoming entrance hallway leads to a striking oak and glass staircase, setting the tone for the elegant design throughout. The ground floor opens into an incredible open plan living space, perfectly designed for modern living and entertaining. The stunning kitchen sits at the heart of the home, seamlessly flowing into the dining and lounge areas to create a bright, sociable space filled with natural light. Also on the ground floor is a generous double bedroom with a beautifully finished luxury en suite shower room, ideal for guests, multi generational living, or a private workspace. Upstairs, the property offers three further spacious double bedrooms, all thoughtfully designed, along with a luxury family shower room featuring his and hers sinks and high quality fittings. Outside, the property continues to impress. The immaculate front garden provides wonderful kerb appeal, while the driveway leads to a single garage, offering convenient off road parking. To the rear, a beautifully maintained private garden provides the perfect space for relaxing, entertaining, or enjoying warm

summer evenings. Living here offers a wonderful lifestyle. Clevedon is known for its charming coastal atmosphere, vibrant community, and beautiful surroundings, including the iconic Clevedon Pier and scenic walks along the Severn Estuary. The town centre offers a fantastic selection of independent shops, cafés, and restaurants, making everyday living both convenient and enjoyable. This is a rare opportunity to rent a truly exceptional home in a sought after location, combining high end finishes with a relaxed coastal lifestyle. Available immediately – early viewing highly recommended.

Accommodation (all measurements approximate)

GROUND FLOOR Front door opens to:

Impressive Hall

A light and airy space with a solid oak staircase with glass balustrade leading to the first floor, understairs area for shoes



and coats and access to the electric meter. Wood effect floor.

Open Plan Living 24'6" max 16'0" min x 23'0" max 11'11" min

Simply stunning. This open plan space has a window overlooking the front garden, an oversized sliding patio door and window to the rear garden and two skylights.

Kitchen Area

Beautifully fitted with a range of base units with silestone work surfaces incorporating a sink with mixer tap and drainer. Integrated appliances to include fridge/freezer, double electric oven, four ring induction hob with concealed extractor hood and a wine cooler. Breakfast bar, spotlighting, wood effect flooring flowing through into the dining and seating area.



Bedroom 4 11' 8" x 9' 8" (3.55m x 2.94m)

With window looking over the front garden and towards Clevedon's cricket ground, wood effect floor.

Luxury En-Suite

Exquisitely fitted with a range of wall hung washhand basin with drawer storage below, WC with concealed cistern and a king size shower cubicle with mains shower. Partially tiled walls, tiled floor, ladder radiator, spotlights, extractor fan.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 16'6" x 12'0" max 9'3" min

A light and airy front to back room with window overlooking the rear garden and a second window providing an outstanding view across Clevedon's cricket ground towards the Dial in the far distance.

Bedroom 2 13' 2" x 10' 5" (4.01m x 3.17m)

Measurements exclude a built in cupboard. A dual aspect room with window to side and second window providing the same pleasant outlook as bedroom 1.

Bedroom 3 9' 9" x 8' 6" (2.97m x 2.59m)

A fourth double bedroom, window overlooking the rear garden.

Exquisite Shower Room

Beautifully fitted with a range of WC with concealed cistern, his and hers wall mounted sinks with drawer storage below, king size shower cubicle with mains shower, partially tiled walls, tiled floor, ladder radiator, obscure window, spotlights, extractor fan.

OUTSIDE

A driveway descends from Esmond Grove providing off road parking for at least three cars and leads to the single garage with up and over door. The front gardens have been beautifully landscaped with a central lawn with an array of perennials and small shrubs to borders. A contemporary pathway passes under a modern pergola and gives access to the front door. A lockable side gate gives access to the:

Rear Garden

The rear garden is a particular delight and is laid to a level lawn with a raised sleeper border consisting of perennials, small trees and shrubs. Immediately outside of the property is a contemporary patio and at the far right hand side a stone chipping area with further shrubs. There is also a personal door giving access to the garage, outside water tap.

The Terms:

Rent per calendar month: £2,250

Deposit: £2,769.23 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: E - 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

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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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