



Flat 2, 4 Herbert Road, Clevedon, BS21 7ND
£1,250 per calendar month

Steven
Smith



Located in the sought-after coastal town of Clevedon, this charming first floor flat offers a perfect combination of space, style, and convenience. A bright and living room with plenty of natural light, perfect for relaxation or entertaining. There is a modern Kitchen, ample counter space, and storage, making meal preparation a breeze. Both bedrooms are generously sized with neutral decor, offering plenty of room for double beds and storage furniture. A stylish shower room with sleek fixtures completes the accommodation. Situated close to Clevedon's Hill Road, with easy access to shops, cafes, schools, and the stunning seafront. Convenient transport links to Bristol, Portishead, and Weston-super-Mare.

Accommodation (all measurements approximate)

Communal entry door opens to communal hall with stairs to first floor and the front door of Flat 2. Front door opens to:

Hall

Cupboard.

Sitting Room 13' 0" x 12' 2" (3.96m x 3.71m)

Window to rear, wall mounted electric heater, pretty fireplace, picture rail. Door opens and three stairs descend to:

Small Inner Hall

With obscure window and leading to the following accommodation:

Kitchen 11' 6" x 4' 9" (3.50m x 1.45m)

Fitted with a range of base units with granite work surfaces, electric oven with four ring electric hob, space for undercounter fridge, tiled splashbacks, tiled effect floor, window, ceramic sink with mixer tap.

Shower Room

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, king size shower cubicle with electric shower, partially tiled walls, tiled effect floor, obscure window, ladder radiator.

From the main hallway there is access to the two bedrooms.

Bedroom 1 15' 6" x 9' 4" (4.72m x 2.84m)

Window looking out onto Herbert Road and Herbert Gardens, picture rail, ceiling coving.

Bedroom 2 12' 1" x 9' 2" (3.68m x 2.79m)

Window looking out onto Herbert Road and towards Herbert Gardens, picture rail, ceiling coving.

Terms:

Rent per calendar month: £1,250

Deposit: £1,350 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: B - Tenant to pay

Availability: 8th May 2026, subject to referencing

Energy Rating: E

NB. This flat is part furnished

NB. Photos were taken before the current tenant moved in.

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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