



10 The Heights, Wellington Terrace, Clevedon, BS21 7FY  
**£1,450 per calendar month**

Steven  
*Smith*

What a truly fabulous apartment to rent in The Heights. The spacious and light accommodation will not disappoint with the lounge/diner flowing into the kitchen. Two double bedrooms, en-suite and main shower room. From the lounge/ diner you have a beautiful feature of a balcony looking out towards the channel. From this location, there is easy access to Clevedon's beautiful sea front and the superb shopping and dining facilities on Hill Road.

#### **Accommodation (all measurements approximate)**

From Wellington Terrace there is a walkway to the front door of The Heights. Communal front door opens to communal entrance hall. Lift access or stairs rising to first floor. Front door opens to:

#### **Entrance Hall**

Bay window. Engineered oak flooring running throughout the hallway. Door opens to storage cupboard. Second storage cupboard which houses the hot water tank and underfloor heating system. Telephone entry system. Double doors open to the:

#### **Lounge/Diner 16'4" max 11'3" min x 16'9" max 12'3" min**

Storage cupboard. Quarter wall lighting, engineered oak flooring, patio doors leading out onto the balcony. The engineered oak flooring runs through into the:

#### **Kitchen 17' 1" into bay x 11' 8" (5.20m into bay x 3.55m)**

Base and eye level units with working surfaces, bowl and half sink, induction hob with extractor, double oven, built in appliances include fridge and freezer, washer/dryer and dishwasher. Spotlighting. Juliet balcony.

#### **Bedroom 1 18' 7" into bay x 12' 0" (5.66m into bay x 3.65m)**

Double glazed sash windows. A great double bedroom which overlooks Wellington Terrace. Door opens to

#### **En-Suite**

A beautifully fitted en-suite comprising washhand basin, WC and walk in shower. Partially tiled walls, tiled floor, towel rail radiator, spotlighting.

#### **Bedroom 2 12'0" x 14'6" into bay x 11'7" min**

A second double bedroom. Double glazed sash windows.

#### **Shower Room**

Another beautifully fitted shower room. A white suite comprising washhand basin, WC, walk in shower. Partially tiled walls, tiled floor, towel rail radiator, spotlighting.

#### **The Balcony**

A glass and stainless steel balustrade. A stunning place to enjoy a glass of wine on a summers evening with far reaching views down past Clevedon Pier, towards

the islands of Flatholm and Steepholm and across to Wales.

#### **The Terms:**

**Rent per calendar month:** £1,450

**Deposit:** £1,550 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 service connected - Tenant to pay.

**Council Tax Band:** D - tenants to pay

**Availability:** Mid March 2026, subject to referencing

**Energy Rating:** D

**Additional fees may apply and will be advised to you before you take up the tenancy**

NB. Photos are before the previous tenant moved in.

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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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