



9 Hurn Road, Clevedon, BS21 5AF  
**£1,150 per calendar month**

Steven  
*Smith*



Situated in a favoured residential position close to a host of amenities and with level access to Clevedon Town Centre, this attractive "cottage style" semi detached property offers spacious accommodation which is light and airy throughout. The ground floor comprises of entrance lobby, generous lounge/dining room, fitted kitchen with access to the integral garage and double glazed conservatory overlooking the rear garden. Upstairs, there are three bedrooms, the master of which has a range of mirror fronted fitted wardrobes and a contemporary fitted bathroom. Outside, the enclosed rear garden offers both patio and lawn with well stocked borders and to the front, off street parking for one vehicle. Homes in this area are always a popular choice and strong interest is expected.

#### **Ground Floor Entrance Lobby**

Internal glazed door leading to:

#### **Lounge/Dining Room 21'3" max 18'7" min x 11'2"**

Measurement includes the staircase. Window to front and double glazed sliding doors to conservatory, two radiators, two tv points, coal effect electric fire with marble effect hearth and wood mantle over, staircase rising to first floor, door to:

#### **Kitchen 10' 5" x 8' 4" (3.17m x 2.54m)**

Window overlooking rear garden, fitted with a matching range of wall and base units with work surfaces over and tiled surrounds, stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge freezer, free standing electric cooker with canopy extractor hood over, door to integral garage, radiator, door to:

#### **Conservatory 12'6" max 9'9" min x 9'3"**

Mainly double glazed surrounds with dwarf walls, ceiling fan, doors to rear garden.

#### **First Floor Landing**

With large storage cupboard containing slatted shelving and radiator, loft access, doors to:

#### **Bedroom One 12' 8" x 10' 0" (3.86m x 3.05m)**

Measurements include the built in wardrobes. Window to rear, range of fitted wardrobes with mirror fronted sliding doors, radiator.

#### **Bedroom Two 10' 6" x 8' 9" (3.20m x 2.66m)**

Window to front, laminate flooring, radiator.

#### **Bedroom Three 7' 6" x 7' 4" (2.28m x 2.23m)**

Window to front, radiator.

#### **Bathroom**

Fitted with suite comprising p-shaped shower bath with glazed shower screen hand held shower attachment and mains shower over, wash hand basin, wc, heated towel rail/radiator, window to rear.

#### **Outside Front**

Area laid to stone chippings, flower border, path access to front door.

#### **Rear**

Enclosed rear garden, bound by panel fencing, patio leading from conservatory and lawn with well stocked borders, small fish pond, gated side access.

#### **Garage**

With metal up and over door, wall mounted gas combination boiler, door to kitchen.

#### **Parking**

Space for one vehicle.

#### **The Terms:**

**Rent:** £1,150 per calendar month

**Deposit:** £1,326 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:** C

Availability: Immediately, subject to referencing.

**Energy Rating:** C

**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](http://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.**

NB. Please note, the Landlord is related to an employee of Steven Smith Estate Agents.









#### 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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