



36 Cannons Gate, Clevedon, BS21 5HL
£850 per calendar month

Steven
Smith



Situated in a popular residential area close to pretty riverbank walks, this delightful home provides light and airy accommodation, which is well presented throughout. Comprising spacious lounge/dining room, fitted kitchen, one double bedroom, and bathroom with shower, the property also benefits from a pleasant rear garden and off street parking. Supermarkets and the Strode Leisure Centre are also within easy reach making this the perfect property to call home!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Sitting Room 14' 8" x 11' 10" (4.47m x 3.60m)

Measurements include stairs to first floor. Window to front.

Kitchen 12' 0" x 7' 9" (3.65m x 2.36m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with electric four ring hob and extractor hood. Plumbing for washing machine, space for fridge/freezer, tiled splashbacks, wood effect floor, window and door to rear garden.

FIRST FLOOR Landing.

Double Bedroom 13' 4" x 8' 9" (4.06m x 2.66m)

Measurements exclude overstairs storage. Skylight, access to loft space.

Bathroom

Three piece white suite of WC, washhand basin, bath with electric Triton shower and glass shower screen door, partially tiled walls, wood effect floor, obscure window, access to the airing cupboard housing the Vaillant gas fired combination boiler.

OUTSIDE

From Cannons Gate stepping stones sat on stone chippings lead to the front door.

Rear Garden

The rear garden is laid to a mixture of patio and stone shingles with stepping stones leading to a garden shed and a lockable rear gate. The garden is bound by panelled fencing.

The Terms:

Rent per calendar month: £850

Deposit: £950 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: A - tenants to pay

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 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](https://www.facebook.com/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

