



2a Fearnville Estate, Clevedon, BS21 6PX
£1,600 per calendar month

Steven
Smith

Situated in a popular level position within a short walk of both Clevedon town Centre and Sea Front, this contemporary semi detached house has been freshly redecorated throughout and is ready for a new tenant to have the pleasure of calling it home! Bright and airy, the accommodation comprises well equipped kitchen, downstairs cloakroom and spacious lounge/dining room offering ample storage and access to the rear garden. To the first floor, there are three well proportioned bedrooms and a modern bathroom with three piece suite and shower over the bath. Outside, there are two off street parking spaces to the front and, to the rear, a delightful low maintenance garden providing the ideal space to relax in those warmer months. This delightful home is available for immediate occupation, subject to successful referencing.

Accommodation (all measurements approximate)
GROUND FLOOR

Front door which opens to the:

Reception Hall

With oak effect vinyl flooring, heating controls, an attractive dog leg staircase with oak hand rails.

Cloakroom

With Porcelanosa wash basin and mixer tap and Porcelanosa WC. Mirror, double glazed window.

Kitchen 11' 7" x 6' 4" (3.53m x 1.93m)

Beautifully fitted with a great range of cream high gloss wall and base cupboard units with fabulous oak effect working surfaces, one and half bowl stainless steel sink unit, concealed worktop lighting. Built in appliances to include Zanussi stainless steel oven, gas hob with extractor over, high level fridge, freezer, dishwasher and washing machine. Access to the Glow Warm gas fired central heating boiler

(combi). From the kitchen sink views extend over the driveway and front garden. Oak effect vinyl flooring.

Lounge 16'10" x 13'6" max 10'5" min

A well proportioned room with double glazed french doors which open out onto the patio and garden which enjoy much of the day's sun. Two radiators with thermostatic control. Large walk in cupboard with access to the consumer unit.

FIRST FLOOR

Galleried style Landing

With oak handrail, smoke detector, heating controls, linen cupboard with electric heater.

Principal Bedroom 13' 8" x 8' 10" (4.17m x 2.69m)

Measurements include a built in double wardrobe. An attractive oriel window looks out over the main gardens.

Bedroom 2 12' 6" x 7' 3" (3.81m x 2.21m)

With access to the roof space, double glazed window, radiator with thermostatic control, TV aerial point.

Bedroom 3 or Office 9' 0" x 6' 0" (2.74m x 1.83m)

With double glazed window (All set up for key communication points).

Luxury Bathroom

With a contemporary bathroom suite by Porcelanosa which comprises bath with shower and shower screen, pedestal washbasin and WC, beautiful tiles by Porcelanosa, double glazed window, shaver light and socket, chrome ladder style radiator and large wall mounted mirror.

OUTSIDE

A tarmac drive will provide parking for two cars with a central path leading to the main entrance. Side gated access extends down the side of the property to the main:

Rear Gardens

Low maintenance gardens with a patio which runs along the back of the house with outside lighting and cold water tap. A path leads to a rear gated access. There is a garden shed 8' x 6' with adjacent hardstanding for the bins.

The Terms:

Rent per calendar month: £1,600

Deposit: £1,700 to be lodged with the DPS

Term: 6 months

Services: Gas, electricity, sewerage, water (all on meters) tenant to pay

Council Tax Band: C (tenant to pay)

Insurance: The landlord will be responsible for the buildings insurance. We recommend that the tenant take out adequate contents insurance and accidental damage insurance.

Availability: Immediately, subject to referencing

EPC - 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.

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