



25 Castlewood Close, Clevedon, BS21 7HR
£1,500 per calendar month

Steven
Smith



Situated in an ever popular Upper Clevedon position, this light and airy property offers well proportioned accommodation set over two levels. To the ground floor, there is a spacious sitting room with access to the rear garden, modern fitted kitchen, two double bedrooms and family bathroom. To the first floor, there is a further double bedroom with en suite shower room. Outside, there is ample parking to the front together with access to a single garage and, to the rear, pleasant gardens perfect for enjoying some summer sunshine. This delightful home is available immediately, subject to successful referencing.

Accommodation (all measurements approximate)
GROUND FLOOR

Front door opens to porch. Door opens to:

Hallway

Exposed floorboards, stairs to first floor, cupboard.

Sitting Room 16' 1" x 12' 9" (4.90m x 3.88m)

Sliding patio door opening out to the rear garden, feature electric fireplace.

Kitchen 10' 2" x 8' 11" (3.10m x 2.72m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, space for separate undercounter fridge and freezer. Plumbing for washing machine and dishwasher. Electric cooker point with concealed extractor hood, stainless steel sink, tiled splashbacks, wood effect work surface, window overlooking the rear garden, wood effect floor. Access to the gas boiler.

Bedroom 1 11' 10" x 11' 5" (3.60m x 3.48m)

Measurements include an understairs cupboard. Two windows to front.

Bedroom 2 10' 5" x 8' 10" (3.17m x 2.69m)

Window to front.

Bathroom

White suite of WC, washhand basin, bath with electric shower and glass shower screen door. Partially tiled walls, wood effect floor, obscure window, extractor fan.

FIRST FLOOR

Landing. Access to the airing cupboard housing the hot water cylinder. A lockable door gives access to useful eaves storage.

Bedroom 3 15'4" max 10'5" min x 8'11"

Measurements include built in wardrobes. Window to side.

En-Suite

Three piece white suite of WC, washhand basin, shower cubicle with Triton electric shower, partially tiled walls, wood effect floor, extractor fan.

OUTSIDE

From Castlewood Close a driveway extends down the side of the property leading to the single garage. The front garden has been laid to lawn with established borders. There is then access to the front door and a lockable gate gives access to:

The Rear Garden

The rear garden has a patio immediately outside of the property and a personal door

giving access to the garage. The garden is laid to lawn with established borders and will enjoy a good amount of the summer sun. Outside water tap.

The Terms:

Rent per calendar month: £1,500

Deposit: £1,600 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: D - Tenant to pay

Availability: Immediately subject to referencing

Energy Rating: E

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

