

marktempler

RESIDENTIAL LETTINGS



2 Marine Place Clevedon BS21 7FX  
£2,500 Per Calendar Month

Stunning townhouse with large terrace and balcony





## PROPERTY TYPE

Terraced  
House



## LOCATION

Seafront



## BEDROOMS

4



## RECEPTION ROOMS

2



## BATHROOMS

4



## WARMTH

Gas central  
heating



## PARKING

Two allocated  
parking  
spaces



## OUTSIDE SPACE

Large terrace  
and balcony

# torent

- Unique contemporary townhouse on the Sea Front
- Four double bedroom accommodation set over four floors
- Deposit - Security Deposit - £2884.60
- Term - Term - 1 year
- EPC Rating - B
- Council Tax Band - G



# more details

## Third Floor (Entrance Level)

### Entrance

over sized front door with spyhole and frosted double glazed side panel leading into:

### Entrance Hall

with double glazed window to front, stairs leading to second floor, inset spotlights, smoke alarm, hard wood flooring, radiator, doors to:

### Boiler Room/Cycle Store

with internal and external access, housing Vaillant boiler and hot water tank, meters, tiled floor.

### Guest Bedroom

19' 5" x 13' 4" (5.91m x 4.06m)

with feature vaulted ceiling, triple glazed windows and door with glass balustrade, range of built in bedroom furniture including wardrobes with hanging rails, chest of drawers, dressing table and bedside tables, hardwood flooring, air conditioning unit, radiator, door into:

### En Suite Shower Room

fully tiled over sized shower cubicle with wall mounted shower head, wash hand basin and w.c. built into vanity unit, wall mounted chrome heated towel rail, part tiled surrounds, inset spotlights, tiled floor.

## Second Floor

### Landing

staircase with in built lighting, radiator, smoke alarm, inset spotlights, stairs leading down to first floor, door to:

### Open Plan Living Space

23' 2" x 19' 4" (7.06m x 5.89m)

### Lounge/Dining Area

with triple glazed door leading out onto balcony, hard wood flooring, inset spotlights, air conditioning unit, two radiators, opening into:

### Kitchen Area

fitted with a matching range of wall and base units with quartz work surfaces over and matching upstand, large breakfast bar, stainless steel under mounted sink with mixer tap and drainer grooves, an array of integrated appliances including wine fridge, stainless steel single oven and microwave combination oven, fridge freezer, dishwasher, frameless touch control induction hob with concealed extractor hood, inset spotlights, smoke alarm.

### Balcony

laid to decking with glass balustrade providing spectacular far reaching sea views.

## First Floor

### Landing

staircase with in built lighting, radiator, inset spotlights, smoke alarm, stairs leading down to ground floor, doors to:

### Main Bedroom

17' 4" x 10' 2" (5.28m x 3.10m)

with triple glazed windows overlooking the ground floor terrace and sea view, radiator, dressing area with a range of built in wardrobes with hanging rail and shelving, door into:

### En-Suite Shower Room

with over sized shower cubicle with wall mounted shower head and separate hand held shower attachment, wall mounted wash hand basin, w.c., wall mounted chrome heated towel rail, part tiled surrounds, inset spotlights, tiled floor.

### Bedroom 3

13' 3" x 8' 9" (4.04m x 2.66m)

with triple glazed windows providing sea views, radiator.

### Family Bathroom

suite comprising bath with tiled side panel and shower screen, thermostatic shower over the bath, wall mounted wash hand basin, w.c., part tiled surrounds, inset spotlights, wall mounted chrome heated towel rail, tiled floor.

## Ground Floor

### Landing

built in under stairs storage cupboard, inset spotlights, smoke alarm, radiator, hard wood flooring, doors to:

### Lounge

### Bedroom 4

13' 2" x 9' 5" (4.01m x 2.87m)

with triple glazed windows looking onto terrace, radiator.

### Family Bathroom

suite comprising bath with tiled side panel and shower screen. thermostatic shower over the bath, wall mounted wash hand basin, w.c., part tiled surrounds, inset spotlights, wall mounted chrome heated towel rail, tiled floor.

### Utility Room

with matching wall and base units with work surface over, use of washer/dryer, space for tumble dryer, radiator, tiled floor.

## Outside

### Ground Floor Terrace

extending out to the sea wall, large terrace laid to decking with glass balustrades, gate providing right of access between properties.

### Parking

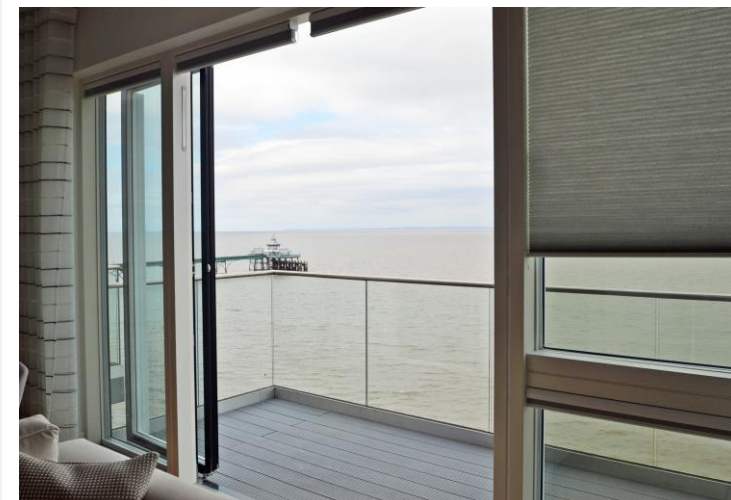
two allocated parking space situated in front of the property

### Visitors Parking

one allocated visitors parking space.

### Communal Bin Store

situated next to the parking area









considerthis

*This property is available to move into from approximately 21st February*

#### what will it cost to rent this property?

When you submit a completed application form, we will discuss the details with the Landlord. If the Landlord is happy to proceed you will be required to pay:

- **Holding deposit - equivalent to 1 week's rent**  
This deposit will reserve the property.

Once references are complete, you will be asked to pay:

- **First month's rent**
- **Security deposit - equivalent to 5 weeks' rent (for rents under £50,000 per year)**  
This covers damages or defaults on the part of the tenant during the tenancy.

welove

- Spectacular position with a coastline aspect
- Large open plan living space and further separate lounge
- Close to an interesting array of independent shops and cafes on Hill Road
- Private terrace and balcony with uninterrupted views
- Just yards from the Sea Front and historic pier





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