

29 Roebuck Close, Worle, Weston-super-Mare, BS22 7LX

£875 per calendar month

Steven Smith

Ideally suited to a single person or couple, this delightful modern home is well presented throughout and situated with easy access to Worle Station, local shops and the M5 motorway network. Comprising lounge with doors to the rear garden, fitted kitchen and bathroom and double size bedroom, the property has a light and airy feel throughout. Outside, there is an enclosed garden and one allocated parking space.

Accommodation (all measurements approximate)
Front door opens to:

Lounge 12' 10" x 12' 9" (3.91m x 3.88m)
Patio doors lead out onto the back garden. Stairs to first floor. Leading to the:

Kitchen 9' 3" x 5' 11" (2.82m x 1.80m)
Fitted with base and wall mounted units, worktops with tiled splashbacks, sink, four ring gas hob and built in oven with extractor above, space for fridge/freezer and washing machine, tiled effect flooring.

FIRST FLOOR
Landing. Two storage cupboards, one housing the Worcester gas fired combination boiler.

Bedroom 12' 9" x 9' 9" (3.88m x 2.97m)
Window to rear.

Bathroom
Fitted with a white suite of WC, washhand basin, bath with mains shower, tiled effect floor, partially tiled walls, heated towel rail, obscure window.

OUTSIDE
Off Roebuck Close there is allocated parking for one car.

Rear Garden
L shaped patio from rear of the property to shed at the bottom of the garden, lawn, raised beds. Gate access from the garden onto Roebuck Close.

The Terms:
Rent per calendar month: £925

Deposit: £1,025 to be lodged with the DPS

Term: Periodic

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: A - Tenant to pay

Availability: Beginning October 2026, 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.

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