

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



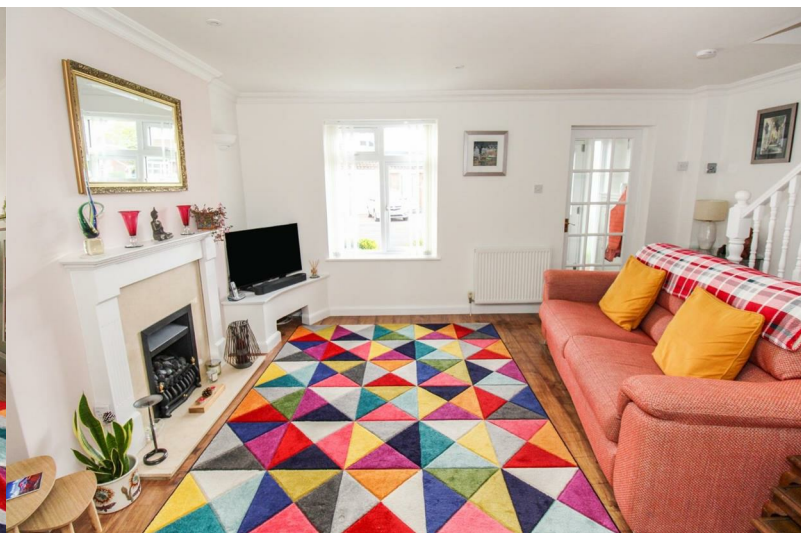
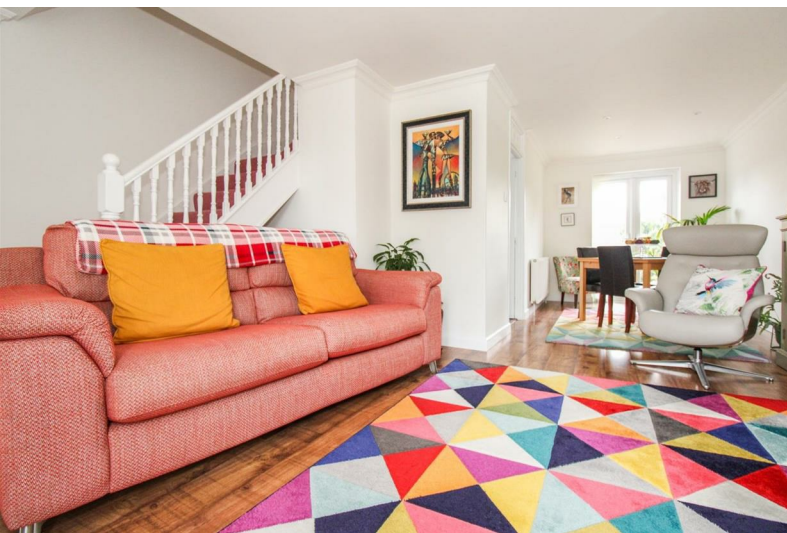
## Sercombe Park

Clevedon, BS21 5BD

£399,995



Council Tax: C



# 42 Sercombe Park

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## PORCH

Double glazed entrance door, radiator, laminate flooring, hidden consumer unit.

## LOUNGE/DINER

24' x 15'5 (7.32m x 4.70m)

Double glazed window to front, radiator, laminate flooring, wall lights, coving to ceiling, decorative coal effect gas fire set in wooden surround, stairs, double glazed French doors to garden.

## KITCHEN

10'8 x 7'9 (3.25m x 2.36m)

Newly fitted high gloss wall and base units, utility cupboard, integrated dishwasher, fridge and freezer, electric double oven with microwave and induction hob, double glazed door leading out into the garden.

## LANDING

6'6 x 7'1 (1.98m x 2.16m)

Laminate flooring, coving to ceiling, built-in over stairs linen cupboard.

## BEDROOM 1

12'85 x 9'0 (3.66m x 2.74m )

Radiator, laminate flooring, coving to ceiling, double glazed door with glass Juliet balcony.

## BEDROOM 2

10'73 x 8'96 (3.05m x 2.44m)

Double glazed window to front, built-in double wardrobes with overhead storage, radiator, laminate flooring, coving to ceiling.

## BEDROOM 3

6'67 x 5'15 (1.83m x 1.52m)

Double glazed window to rear, radiator.

## SHOWER ROOM

6'08 x 6'73 (2.03m x 1.83m)

Fitted with newly fitted bathroom suite comprising of walk in shower cubical, vanity wall unit with wash hand basin and low-level WC, tiled surround, heated towel rail, shaver point, frosted double glazed window to front, tiled flooring.

## GARAGE

16'40 x 7'7 (4.88m x 2.31m )

Currently housing a tumble dryer, which comes with the property, power and lighting, roof storage area, double glazed window to rear, double glazed window to side, up and over door, double glazed door to garden.

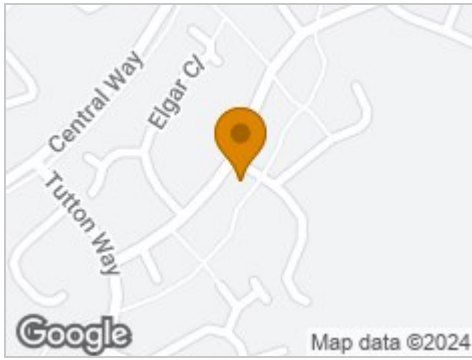
## OUTSIDE

The front garden is laid to lawn with a small hedge, driveway to the side provides parking for two vehicles leading to a single garage, gated access to the side leading to the rear garden.

The beautiful rear garden provides stone chipping's and a selection of trees and mature shrubs, timber decking and a Mediterranean seating area, paved pathway leads to the end of the garden where there is artificial grass, further paved area and two storage sheds.



## Road Map



## Hybrid Map



## Terrain Map



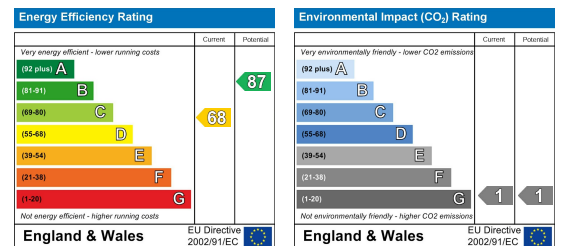
## Floor Plan



## Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.