



Flat 2, 12 Sunnyside Road, Clevedon, BS21 7TA  
**£295,000**

Steven  
*Smith*





Situated in a highly desirable mid Clevedon position within walking distance of the sea front, town centre and Hill Road, this charming self contained garden apartment is a real gem! The accommodation, which has a truly welcoming feel and has been presented to a high standard throughout, comprises sitting/dining room, modern fitted kitchen, two double bedrooms and modern bathroom with white suite. A real advantage is the private garden which is largely low maintenance with lovingly tended borders to add a splash of colour and interest! There is also allocated parking and useful garden storage space. Certain to appeal to a wide range of buyers, early interest is expected in this delightful home!

### **Accommodation (All measurements are approximate)**

#### **Entrance**

The property benefits from it's own private entrance, accessed via a uPVC door from the garden.

#### **Entrance Hall**

The front door opens into the entrance hall, which provides plenty of space for storage and side tables. Wood effect floor, window to side.

#### **Kitchen 10' 0" x 8' 6" (3.05m x 2.59m)**

Fitted with a range of wall and base units with black granite-effect working surfaces. Includes electric oven, gas hob with extractor over, stainless steel sink with drainer and free-standing appliances include washing machine, slimline dishwasher and fridge/freezer. Tiled floor, tiled splashback, window to side.

#### **Sitting/Dining Room 14' 6" into bay x 13' 4" (4.42m x 4.06m)**

With wood effect flooring throughout and bay window to front. Providing sufficient space for both sitting and dining.

#### **Bedroom 1 14' 9" x 9' 1" (4.49m x 2.77m)**

Beautifully bright double bedroom with stripped Victorian floorboards, feature fireplace and sash windows overlooking the private garden.

#### **Bedroom 2 16' 1" x 6' 1" (4.90m x 1.85m)**

Double bedroom with built-in wardrobes and storage. Wood effect floor throughout, window to side.

#### **Bathroom**

With white suite comprising toilet, sink with vanity unit and bath with mains rainfall shower over. Partially tiled walls, wood effect floor, heated towel rail, extractor fan.

#### **Outside**

Accessed via a path leading from the parking area, a gate opens into the private garden. Primarily laid to stone chippings with beautifully maintained borders. A path leads to the front door, and around to the side of the property where there is useful storage space, a storage cupboard and outside tap

#### **Lease Details:**

**Term:** 999 years from 1 January 1976

**Management Company:** Managed in house

**Management Charge:** £75 per calendar month

**Ground Rent:** None

**(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).**





Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Flat



Leasehold



2



Garden



1



B



1

**EPC**

D



Gas Central Heating



Parking



#### 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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