



14 The Avenue, Clevedon, BS21 7ED
£815,000

Steven
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Situated on what is undoubtedly one of the most prestigious roads in Clevedon, this detached chalet bungalow offers a wealth of opportunity for those looking to put their own stamp on a property in this most favoured location. Currently in need of some updating throughout, those desiring even more space than the current configuration offers, may wish to take advantage of the existing approved plans to convert the property into a 5 bedroom house which would certainly transform this already delightful property into a truly special and sizeable family home. Arranged over two levels, the ground floor comprises three reception rooms, fitted kitchen, wet room and two double bedrooms, both with en suites. To the first floor, there are two further bedrooms and a shared cloakroom. Throughout, there is a bright and airy feel with plenty of natural light and neutral decoration. The property sits on a substantial corner plot on The Avenue and Channel Road with wrap around garden to the south and east and enjoys a generous approach with ample off road parking and an expanse of lawn bordered by mature trees and shrubs. To the rear, the south facing gardens offer further lawn and patio and provide the perfect spot to enjoy some summer sunshine. Properties along The Avenue always attract keen interest and we are certain with so much potential, this one will prove no exception!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

Built in understairs cupboard and second storage cupboard for shoes and coats etc.

Wet Room

Suite of WC, washhand basin, walk in shower cubicle, fully tiled walls and floor, obscure window.

Sitting Room 19' 1" x 13' 5" (5.81m x 4.09m)

Dual aspect room with windows to rear and french doors opening to the gardens. Feature electric fireplace.

Kitchen 18' 8" x 9' 8" (5.69m x 2.94m)

Fitted with a range of wall and base units with working surfaces, double sink with mixer tap, electric hob, space for fridge/freezer, plumbing for dishwasher and washing machine, gas cooker point. Measurements include a built in cupboard/airing cupboard. Window and door to rear garden.

Dining Room 16' 11" x 10' 0" (5.15m x 3.05m)

Window looking over the side garden and french doors to front.

Study 10' 2" x 8' 9" (3.10m x 2.66m)

Wood effect floor, french doors to garden spotlights.

From the hallway a door opens into an inner hallway with window to front and stairs to first floor.

Bedroom 2 13' 1" x 12' 0" (3.98m x 3.65m)

Window looking out over the front garden.

En-Suite

Suite of WC, washhand basin, corner bath, partially tiled walls, obscure window.

Bedroom 3 13'11" max 12'8" min x 11'8" (4.24m max 3.86m min x 3.55m)

NB. Measurements include the en-suite. Window to side.

En-Suite

Three piece suite of WC, washhand basin, shower cubicle with mains shower, fully tiled walls, obscure window.

FIRST FLOOR

Landing.

Bedroom 1 17'8" x 15'5" max 11'6" min (5.38m x 4.69m max 3.50m min)

Window providing a pleasant outlook over the front garden and towards The Avenue. Door opens to:

WC

Suite of WC, washhand basin.

Bedroom 4 10'5" max 7'7" min x 9'11" (3.15 m max 2.31m min x 3.02m)

Skylights, access to eaves storage.

OUTSIDE

From The Avenue a driveway passes under an arched hedge leading to the property. The front garden has been beautifully looked after and is laid to lawn with established shrubs and perennials and small trees to borders. This then extends to the left hand side where the current owners have put a picket fence up which could be taken down. This garden to the side offers a lot of space and is bound by beautiful hedging and panelled fencing with established trees.

The Rear Garden

The rear garden, which is south facing, again is laid to lawn with established borders, access to a garden shed and a patio covered by an impressive pergola, a great space to entertain during this lovely summer months.

Planning Permission

Planning Permission has been granted to convert the property into a 5 bedroom house.

Please visit North Somerset Councils planning application website or click the link for more information on the planning granted

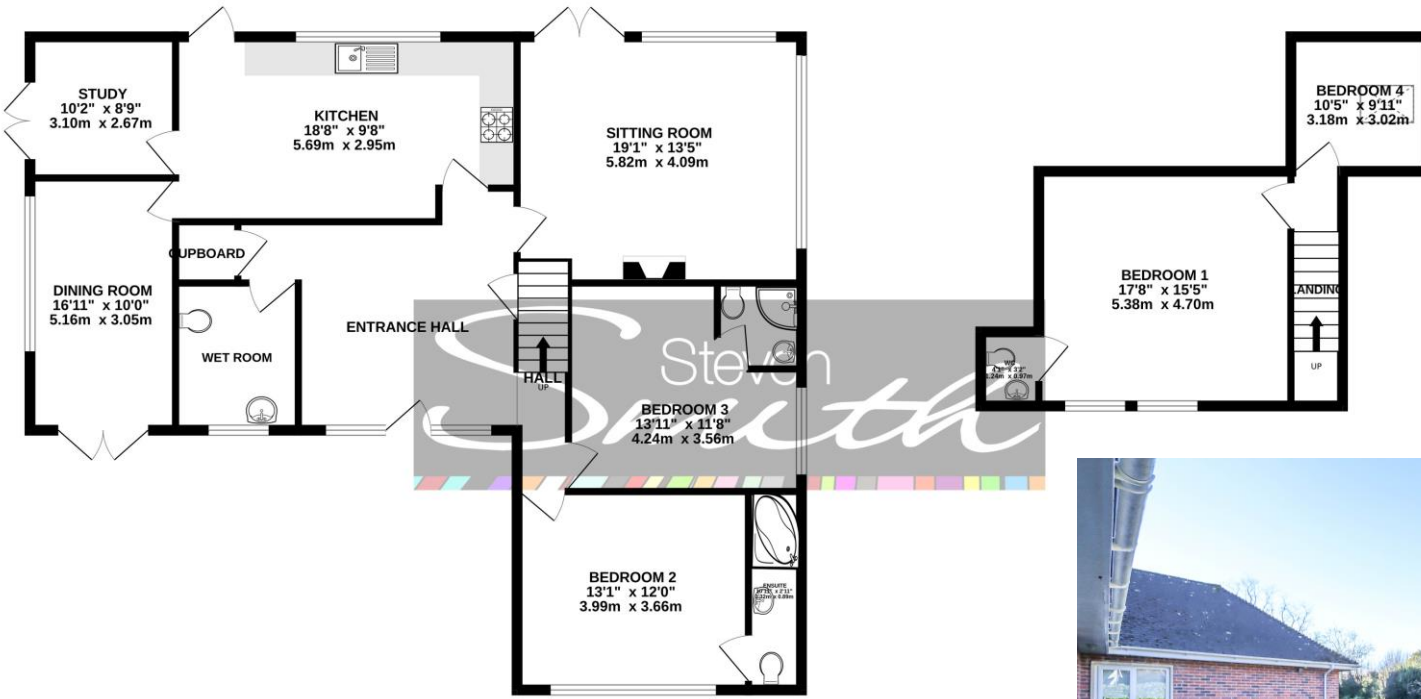
<https://planning.n-somerset.gov.uk/online-applications/applicationDetails.do?keyVal=RQP5ZFLPJHI00&activeTab=summary>





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 Chalet Bungalow

 Freehold

 4

 Garden

 3

 E

 3

EPC C

 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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