



Flat 2 Tudor Lodge, 4 Argyle Road, Clevedon, BS21 7BP
£499,950

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Tudor Lodge is a unique and desirable property that will surprise and delight in equal measure. Converted from an impressive 1920's house into three stunning dwellings, this duplex apartment enjoys its own self contained entrance and, once inside, gives a wonderful sense of space and light feeling more like a house than an apartment! The accommodation is principally on two levels and offers, in brief, sitting room with bay window, comprehensively fitted kitchen, a dining room, a double bedroom and a beautifully fitted bathroom. To the second floor, the delightful master suite combines a well proportioned bedroom with a walk in dressing room and stylish en suite. The finish and attention to detail is just breath taking both inside and out and the views are pretty special too! Outside there is generous parking and an enclosed garden to the front with raised deck and well tended borders, providing a lovely spot to sit and relax in the warmer months. Argyle Road enjoys a quiet position just off the sea front and coast road with great access to the local golf course and the picturesque Ladye Bay. Shopping and dining facilities within the vibrant Hill Road district are also within easy reach. This elegant home is not to be missed!

Accommodation (all measurements approximate)

GROUND FLOOR

Pretty Edwardian pillared porch opening to an:

Elegant Reception Hall

With beautiful oak floors. Understairs cupboard, generous cloaks cupboard and with an original Edwardian staircase which takes you up to the main living giving you the sense that you are living in a house rather than a duplex apartment.

FIRST FLOOR

Attractive Galleried Hall with stairs leading up to the second floor and with glimpses through to the Bristol Channel. Intercom video entry phone system.

Lounge 16' 0" x 12' 9" (4.87m x 3.88m)

An elegant and beautifully proportioned room with a large bay window which enjoys a westerly aspect towards the channel and with a bird's eye view of St Mary's Church. A modern twist on an arts and crafts fireplace with living flame pebble effect fire. Spot lighting, wall lighting. Cable connection.

Kitchen/Breakfast Room 12' 10" x 12' 10" (3.91m x 3.91m)

Superbly fitted with a range of cream fronted wall and base cupboard units which incorporate integrated fridge, freezer and dishwasher, a superb stainless steel and glass fronted double oven, five ring gas hob with a modern glass and stainless steel extractor hood above. Additional plumbing for washing machine, one and half bowl sink unit,

concealed worktop lighting and a fabulous island unit which extends to a breakfast bar area. An attractive aspect to the rear.

Dining Room/Study 12' 6" x 12' 0" (3.81m x 3.65m)

With dual aspect views which extend to the Bristol Channel and with a wooded view across parts of Walton St Mary. A beautiful room for entertaining with the additional scope of providing a third double bedroom.

Bedroom 2 10' 9" x 10' 3" (3.27m x 3.12m)

A good sized room with window overlooking the rear.

Luxury Bathroom

Beautifully fitted by Harry Powell, a local company renowned for their high quality work. With a modern bath, WC with concealed cistern, washbasin set into a gloss cream vanity unit with a superb counter worktop. King size corner shower. Illuminated mirror. 2 windows provide lots of natural light, elegant tiling to the floor, to the bath and shower areas. Chrome ladder style radiator. Modern spot lighting.

SECOND FLOOR

Master Suite

Bedroom 1 16' 7" x 15' 6" max 10' 10" min

With attractive vaulted ceilings and a floor to ceiling window between the stairwell and the bedroom with an



integrated blind system. Two windows look out with views towards The Avenue.

Walk in Dressing Room

With light, hanging rails and shelving. Access to loft space and gas boiler.

En-Suite Bathroom

With bath with mixer tap and shower attachment, pedestal washbasin and WC, chrome ladder style radiator, shaver socket and light.

OUTSIDE

From Argyle Road access is gained to "Tudor Lodge". With generous parking for two cars and with a series of three steps that lead up to the original front entrance belonging solely to apartment 2. A pretty enclosed private gravel garden with a decking patio and a small garden shed and with attractive raised borders. This is a great area to enjoy the very best of the afternoon and evening sun.

Tenure: Leasehold - 999 years from 1 January 2005

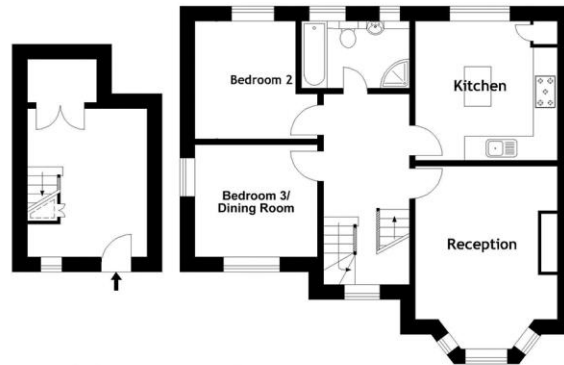
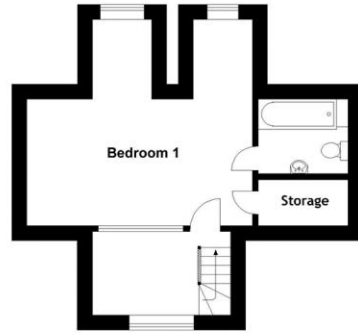
Management Company: Tudor Lodge (Clevedon) Management Company Ltd.

Management Charge: £75 pcm (reviewed annually)





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Approx. Area 1324.60 Sq. Ft - 123.10 Sq.M



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.
Floor plan produced by Westcountry EPC.



Apartment



Leasehold



2



Garden



2



C



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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