



7 Holdland House, 30 Old Street, Clevedon, BS21 6BY
£339,950

Steven
Smith



This highly appealing stone fronted property forms part of the sympathetic conversion of a former Grade II listed school house and is a thoughtful modern addition to the original 19th century building. Full of charm and with a welcoming feel throughout, the ground floor accommodation offers the best of contemporary open plan living with areas for relaxing, dining and cooking whilst upstairs the three bedrooms are complemented by an en suite shower room and separate bathroom. There is the added convenience of a downstairs cloakroom and ample storage. Forming part of a gated development, the property offers both security and privacy where there is also allocated parking for two cars and a private garden to enjoy. Holdland House is conveniently situated on the edge of Clevedon's Town Centre, enjoying easy access to a host of useful amenities, including shops, schools and medical centre. Sold with the benefit of no onward chain, early viewing is advised.

Accommodation (all measurements approximate)

GROUND FLOOR

Open Plan Living 21'0" x 20'4" max 14'7" min

Front door opens from the rear garden into the open plan living space. Wood

effect floor, access to understairs storage cupboard. Windows to front and rear.

Kitchen

Fitted with a range of wall and base units with working surfaces and breakfast bar. Includes integrated double electric ovens, gas hob with extractor, dishwasher, washing machine and sink with drainer. Space for fridge/freezer.

Cloakroom

Comprising toilet and sink. Wood effect floor, heated towel rail, extractor fan.

FIRST FLOOR

Landing. Providing access to first floor accommodation. Access to loft hatch, skylight.

Bedroom 1 11' 10" x 10' 1" (3.60m x 3.07m)

Double bedroom with ensuite. Window to rear.

En-Suite

With suite comprising toilet, sink with vanity unit and shower cubicle with mains shower over. Wood effect floor, partially tiled walls, heated towel rail, extractor fan.

Bedroom 2 9' 11" x 8' 6" (3.02m x 2.59m)

Double bedroom, skylight.

Bedroom 3 10' 1" x 6' 3" (3.07m x 1.90m)

Single bedroom or home office. Window to rear.

Bathroom

Comprising toilet, sink and bath with mains shower over. Wood effect floor, partially tiled walls, heated towel rail, skylight.

OUTSIDE

From Old Street a gateway opens into the private car park with two allocated spaces for Number 7 Holdland House. Pass to the right hand side of the building through a gate and round the back to number 7.

Garden

A series of five stone steps lead up to the private garden, laid to lawn, an area of shingle and stone walling to rear.

Lease Details:

Term: Originally 999 years from and including 30 June 2012

Management Company: Holdland House Management Ltd.

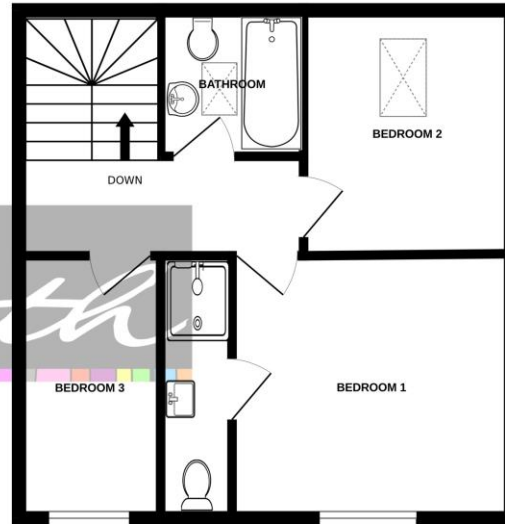
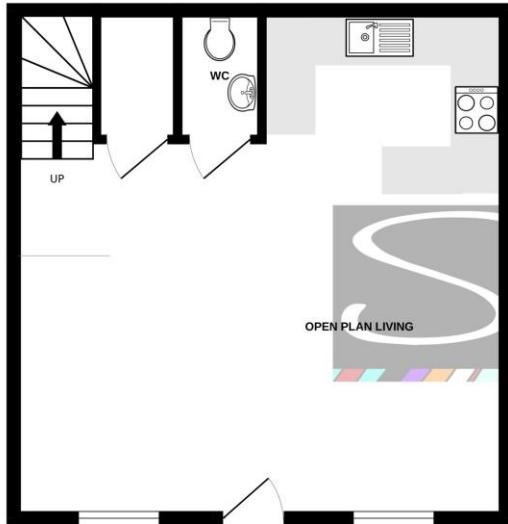
Management Charge: £133 pcm

Ground Rent: N/A

(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


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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 Terrace House

 Leasehold

 3

 Garden

 2

 C

 1

EPC D

 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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