



Garden Flat, 32 Hallam Road, Clevedon, BS21 7SF  
**£350,000**

Steven  
*Smith*



Sitting in a highly desirable mid Clevedon position, Hallam Road is an elegant destination offering mainly period properties of great character and charm. The Garden Flat occupies the lower ground floor of this beautiful property and offers a wonderful and seamless mix of period features and contemporary design to create a home that is truly inviting. Comprising impressive lounge with exposed stone wall, stylish fitted kitchen/diner with ample space to cook and eat, two bedrooms and a luxurious bathroom, the layout is both spacious and practical. Outside, there is a wonderful private garden which is laid to lawn and provides the perfect spot to sit in the sun. The location is second to none with easy access to Clevedon's iconic sea front and the delightful mix of independent boutiques, cafes and restaurants along Hill Road. Offering a fabulous opportunity to such a wide range of buyers, early interest is anticipated

### **Accommodation (all measurements approximate)**

Front door opens to:

#### **Hall**

Spotlights, wood effect floor, space for shoes and coats.

#### **Sitting Room 14' 4" x 14' 1" (4.37m x 4.29m)**

With an open fireplace taking centre stage, exposed stone wall, spotlights, window to rear.

#### **Kitchen/Breakfast Room 14'1" x 12'3" max 9'0" min**

Beautifully fitted with a range of high gloss fronted wall and base units with quartz working surfaces, composite sink with mixer tap and food waste disposal unit, double electric oven, four ring gas hob with concealed extractor hood. Integrated appliances to include dishwasher, separate larder fridge and larder freezer, washing machine and self condensing tumble dryer. Breakfast bar, spotlights, wood effect floor, window.

From the sitting room a door opens to:

#### **Inner Hall**

Spotlights and leading to the following accommodation:

#### **Bedroom 1 14' 0" x 13' 3" (4.26m x 4.04m)**

Window to rear.

#### **Bedroom 2 7' 9" x 7' 4" (2.36m x 2.23m)**

Window to rear.

#### **Bathroom**

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with mains shower and glass shower screen door. Partially tiled walls, chrome ladder radiator, tiled effect floor.

#### **Cellar**

The cellar is made up of three rooms and subject to the necessary planning consents could be converted to further living accommodation.

#### **Room 1 11' 0" x 9' 10" (3.35m x 2.99m)**

#### **Room 2 19' 3" x 6' 6" (5.86m x 1.98m)**

#### **Room 3 13' 6" x 5' 1" (4.11m x 1.55m)**

#### **OUTSIDE**

From Hallam Road a pedestrian wrought iron gate gives exclusive access to the garden flat with steps descending to the private front door.

#### **The Garden**

From the steps you pass under a pergola to an area of level lawn with pretty established borders with small trees, perennials and shrubs and a lovely stone wall to the boundary There is a stone shingle area and a set of second steps descending to the rear where there is further stone shingle and access to a garden shed. Outside water tap.

**Lease Details:**

Lease originally 999 years expiring 20 June 2982

**Service Charge/Ground Rent:** £80 per month which includes buildings insurance.

**Management Company:** 32 Hallam Road Clevedon Management Company Limited

**Pets:** Allowed

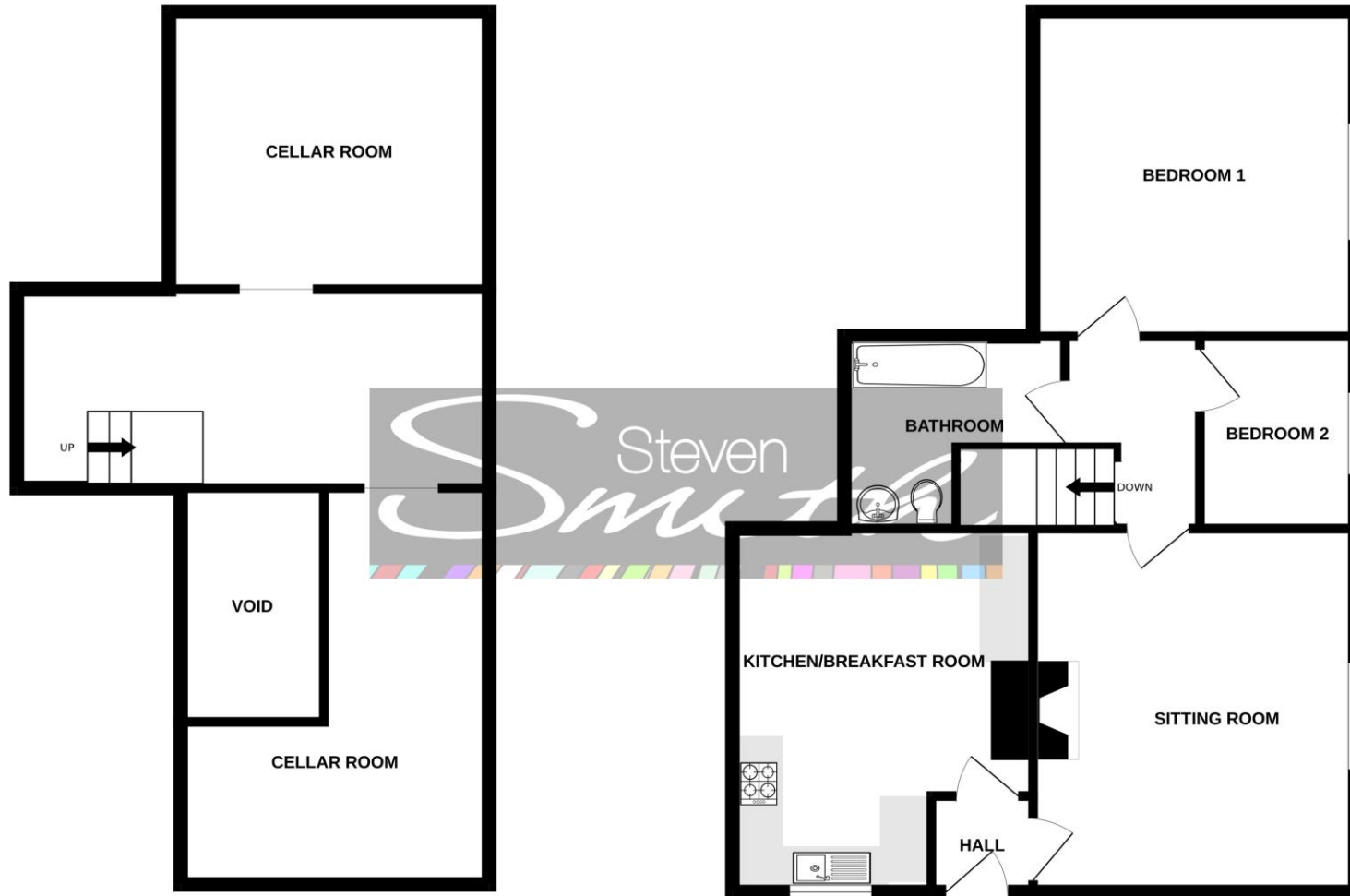
(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).





BASEMENT

GROUND FLOOR



Apartment



Leasehold



2



Garden



1



B



1

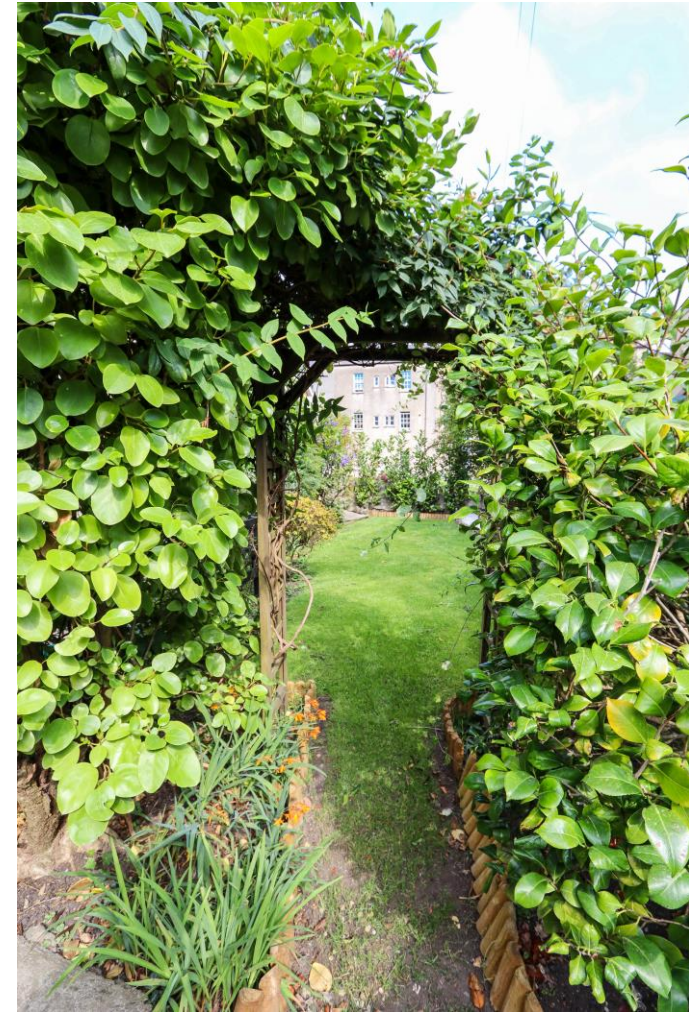
**EPC**

E



Gas Central Heating

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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**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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