



16a Old Street, Clevedon, BS21 6ND

**£199,950**

Steven  
*Smith*



Are you looking for your first home or an investment purchase? This first floor two bedroom flat has its own private entrance, garden and off road parking. There is a modern kitchen diner and bathroom. The property is also offered for sale with no chain. The location is great and a stone's throw from the town's amenities. Call us now to arrange your viewing.

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

Private front door opens to hall with stairs to first floor landing with access to loft space and leading to the following accommodation:

#### **Sitting Room 11' 7" x 11' 2" (3.53m x 3.40m)**

Window looking out onto Old Street, feature fireplace. Opening to:

#### **Kitchen/Diner 10' 3" x 9' 9" (3.12m x 2.97m)**

Fitted with a range of wall and base units with working surfaces. Stainless steel sink. Electric cooker point with contemporary extractor hood. Plumbing for washing machine, space for fridge/freezer. Access to Worcester gas fired combination boiler. Wood effect flooring. Window to rear.

#### **Bedroom 1 11' 3" x 8' 9" (3.43m x 2.66m)**

Window looking out onto Old Street.

#### **Bedroom 2 10'0" x 6'3" max 4'3" min**

Window looking onto Lime Kiln Lane.

#### **Bathroom**

Fitted with a white suite of washhand basin, bath with handheld shower attachment, fully tiled walls, tiled effect floor, skylight, spotlights, extractor fan.

#### **Separate WC**

White suite of WC, washhand basin, wood effect flooring, extractor fan.

#### **OUTSIDE**

From Old Street turn up onto Lime Kiln Lane and the double gates for Number 16a open to an allocated parking space. There is a patio area ideal for entertaining outside and then access to the private front door.

#### **Lease Details:**

Originally 999 years from 24th June 1994

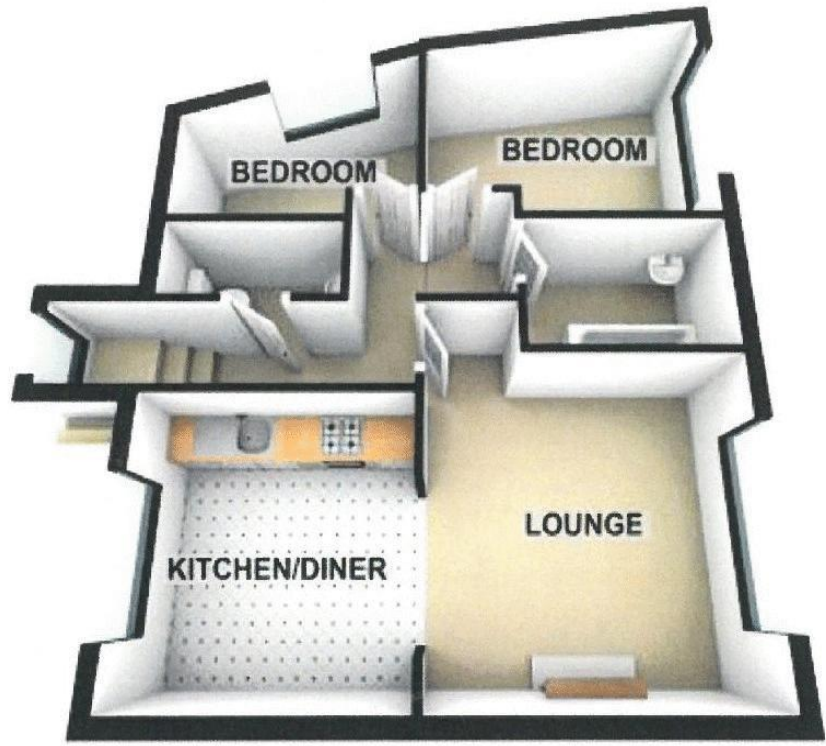
This flat is the freeholder of the Ground Floor flat and the owner of the Ground Floor flat is the Freeholder of this flat.



GROUND FLOOR



FIRST FLOOR



First Floor Flat



Leasehold



2



Outside Space



1



A



1

**EPC**

D



Gas Central Heating



Parking

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  
Plan produced using PlanUp.





**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 particulars, 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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: [@stevensmithhomes](https://www.facebook.com/stevensmithhomes)



Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

