



Flat 1, 33 Queens Road, Clevedon, BS21 7TF  
**£375,000**

Steven  
*Smith*



Welcome to this charming two bedroom garden flat located in the heart of Clevedon, a picturesque coastal town known for its Victorian charm and vibrant community. This delightful property offers the perfect blend of modern convenience and classic character, ideal for first time buyers, downsizers or investors. Inside the open plan living is inviting with ample natural light, perfect for relaxing or entertaining. The kitchen is fitted with contemporary units and has generous counter space, ideal for cooking enthusiasts. The spacious master bedroom has a stunning bay window and the second versatile bedroom which is perfect for guests or a home office. The luxury shower room will impress and there is a second wc with plumbing for a washing machine. A beautifully maintained outdoor space with a patio area, perfect for al fresco dining and gardening enthusiasts. Situated within walking distance of Clevedon's charming seafront, historic pier, and local shops, with excellent transport links to nearby cities such as Bristol. This garden flat combines comfort, convenience, and a touch of outdoor living, making it an exceptional opportunity in a sought after area. Don't miss out! Contact us today to arrange a viewing.

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

Communal entry door opens to porch. Door opens to communal hall with immediate access to the front door of Flat 1. Front door opens to:

#### **Hall**

With undertairs cupboard.

#### **Cloakroom/Utility**

White suite of WC, contemporary washhand basin, plumbing for washing machine, tiled floor, obscure window.

#### **Open Plan Living 20' 7" x 12' 5" (6.27m x 3.78m)**

The kitchen has been beautifully fitted with a range of base units with Quartz worktops incorporating a sink with mixer tap and drainer. Space for a fridge/freezer. Electric oven with four ring induction hob and contemporary extractor hood. Exposed stone and brick walls, metro tiled splashbacks, four windows, tiled floor in the kitchen which flows through into a wood effect floor in the seating area where there is a breakfast bar, feature fireplace and access to the underfloor storage space. From the kitchen there is then access to:

#### **Garden Room/Study 11' 6" x 8' 9" (3.50m x 2.66m)**

With a vaulted ceiling with two skylights and spotlights, wood effect floor, window

and door with windows either side to the garden.

#### **Bedroom 1 17' 0" x into bay 16' 1" (5.18m into bay x 4.90m)**

A very impressive room with a bay window looking out over the front gardens and back onto Queens Road. Exposed floorboards, ornate ceiling coving.

#### **Bedroom 2 11' 0" x 11' 7" into bay (3.35m x 3.53m into bay)**

A bay window looks out over the garden, wood effect floor.

#### **Luxury Shower Room**

Beautifully fitted with a three piece suite of WC, contemporary washhand basin set onto vanity unit with storage below, king size shower cubicle with mains shower, partially tiled walls, exposed floorboards, ornate ceiling coving, extractor fan, spotlights, towel radiator.

#### **OUTSIDE**

From Queens Road a pillared pedestrian entrance opens to the front of Number 33 with a pathway which leads to the storm porch and the communal front door with a quarry tiled floor. The front garden is well maintained with an area of small lawn and established shrubs to borders. To the left hand side of the property a pathway extends down the side giving access to:

### The Private Garden

A rare advantage of this flat is that it owns its own garden which can be accessed via this pathway or the garden room. It is laid to a small area of lawn with established shrubs and perennials, a raised patio, garden shed and is bound by the original stone walling. The lease does specify that the other 2 flats have the right of access to a communal washing line at the side of the house and access to a storage bin. We have been informed by the current owner that this has never been exercised.

### Lease Details:

Originally 999 years from 12.12.1975

**Management Company:** Severn Management Company which comprises the 3 owners of the 3 flats that make up 33 Queens Road.

**Management Charge:** Flat 1 is liable for 40% of any maintenance/repair fees. This currently amounts to £53 pcm.

**Ground rent:** £5 per annum

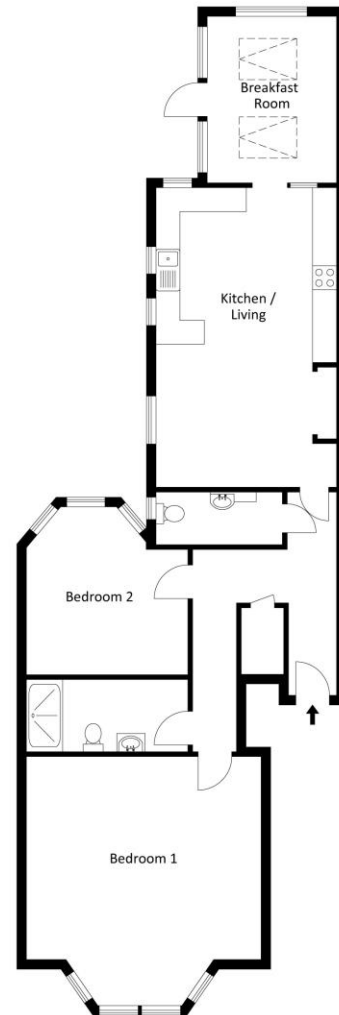
(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).







**Flat 1, 33 Queens Road, Clevedon**  
Approx. Area 942.4 Sq.Ft - 87.6 Sq.M



**Ground Floor**

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.



Flat



Leasehold



2



Garden



1



B



1

**EPC**

D



Gas Central Heating





#### 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.

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

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

