



48 Wellington Terrace, Clevedon, BS21 7BJ
£765,000

Steven
Smith

This beautifully presented townhouse enjoys a highly desirable position along Clevedon's coastline and offers the most breathtaking panoramic views imaginable! With accommodation set over four floors, the property is filled with natural light throughout, complemented by a thoughtful choice of decoration and fittings. At entrance level, a spacious lounge is situated to the rear of the property where French doors open onto a balcony showcasing far reaching coastal views and from where Clevedon's much admired sunsets can be enjoyed. To the lower ground floor, the bright and airy kitchen/diner offers a generous amount of room and facility for meal preparation, cooking and dining with family and friends. The kitchen is of superb quality with an extensive range of contemporary high gloss units and central island. The reception area opens out onto the terrace where those all important views over the bay can once again be enjoyed as can an outlook over the pretty communal gardens below. The accommodation on this level is completed with a useful utility room and cloakroom, which could possibly be incorporated into the main area (subject to the usual building regulations). The upper two floors are host to a total of four well proportioned bedrooms with those positioned to the rear of the property, enjoying the same delightful outlook. The master bedroom boasts an almost floor to ceiling picture window framing the views perfectly and a modern en suite bathroom. There is a further double bedroom to the first floor with an outlook to the front. Two additional bedrooms sit on the top floor together with the family bathroom. There is ample storage throughout the property making it easy to maintain that

neat and streamlined look! Outside, the front offers off street parking and access to the garage. To the rear, the terrace is undoubtedly something special! The views, as mentioned, are truly wonderful. Spanning over Clevedon's famous pier and across the Bristol Channel towards the Welsh coastline, there is always something of interest in view whatever the season or time of day! The beautifully kept communal gardens below are also a treat for the senses! A neat lawn winds its way past interesting architectural features and colourful planting to the wooded edge where an array of wildlife is likely to make an appearance. Wellington Terrace is ideally situated with easy access to the sea front, picturesque walks and the great selection of independent shops and cafes along Clevedon's Hill Road. Those looking to experience coastal living at its finest, need look no further!

Accommodation (all measurements approximate)

Front door opens to:

Hallway

With Karndean flooring. Door to garage. Stairs to first and second floors and to the lower ground floor. Leading to:

Sitting Room 16' 0" x 14' 3" (4.87m x 4.34m)

A well proportioned room with the most spectacular channel views extending along the Welsh coastline and to the islands of Flatholm, Steepholm and Clevedon's Grade I Listed Pier. French doors open out onto a large balcony. Karndean flooring.

LOWER GROUND FLOOR

Inner Lobby

Leading to:

Kitchen/Dining Room 17'9" max 14'4" min x 16' (5.41m max 4.37m min x 4.88m)

Fitted with a good range of wall and base kitchen units, working surfaces, stainless steel sink unit, electric induction hob, stainless steel Neff double oven, extractor hood and integrated Miele dishwasher. French doors open out onto the terrace with stunning views extending across the bay to the Welsh coastline. Dining/Lounge Area perfect for entertaining on large family occasions.

Utility/Cloakroom 12' 9" x 6' 8" (3.88m x 2.03m)

Fitted cupboards, plumbing for washing machine, space for tumble dryer, access to the cloakroom with WC, sink unit with cupboards under.

FIRST FLOOR

Landing. Access to a useful linen cupboard with hanging rail and storage above.

Master Bedroom 16' 2" x 11' 0" (4.92m x 3.35m)

Floor to ceiling window providing the most stunning views across the bay. Door to:

En-Suite Bathroom

With walk in shower, washbasin and WC set into a vanity unit. Ceramic tiled floor, spot lighting.

Bedroom 2 12' 0" x 9' 6" (3.65m x 2.89m)

Floor to ceiling window. Walk in cupboard.



Cloakroom

With WC and washbasin, extractor fan.

SECOND FLOOR

Landing. Airing cupboard with Megaflow Heatray Sadia Pressurised Cylinder. Second cupboard with central heating boiler.

Bedroom 3

Two double glazed windows providing the lovely channel views.

Bedroom 4 15' 6" x 9' 6" (4.72m x 2.89m)

Overlooking Wellington Terrace.

Bathroom

With white suite comprising bath with shower over, pedestal washbasin, WC, shaver socket.

OUTSIDE

Off Wellington Terrace a brick paved driveway provides parking and leads to the Garage 17'6" x 9' (5.33m x 2.74m) The front gardens have been hard landscaped.

Rear Garden

Extending out from the back of the house is a fabulous sun terrace, a great place to entertain. Steps descend onto the communal grounds which are an absolute delight with areas of lawn and beautifully planted borders. In the grounds is a Victorian castellated folly. Below the main structure there is additional storage. The views are quite spectacular with 180 degree coastal vistas with a bird's eye view of the pier down to the coast towards the Quantocks, the islands of Flatholm and Steepholm and across to Wales, you couldn't wish for more and don't forget the incredible sunsets.

Lease Details:

Originally 999 year lease commencing 1st January 1997

Management Company: Wellington Terrace Management Ltd and is made up of the residents of the town houses.

Management Charge: £70 per month into a fund which oversees the maintenance of the external repairs, the building insurance and a sinking fund.

Ground Rent: Peppercorn

(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).









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Approx. Area 907.90 Sq.Ft - 84.40 Sq.M

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Approx. Area 1049.30 Sq.Ft - 97.50 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.



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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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