



6 Kings Road, Clevedon, BS21 7HA
£1,150,000

Steven
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INVESTORS ONLY - Situated in a desirable Upper Clevedon position, this gracious detached property is currently configured as four two bedroom apartments, earning a combined rental income of £4,325 per calendar month. Offering a light and airy garden apartment with low maintenance courtyard area, spacious ground floor apartment and two further upper floor apartments, all enjoy great room proportions, charming character features and some stunning coastal views from the upper floors. There is off road parking at the front and rear. Kings Road is a favoured location providing easy access to Ladye Bay, Clevedon Sea Front and the delightful selection of independent shops, cafes and restaurants along Hill Road. With all units currently tenanted, this could provide a fantastic opportunity for those investors looking to significantly increase their portfolio.

Accommodation (all measurements approximate)

THE GARDEN FLAT

Front door opens to:

Open Plan Living 17'5" max 14'2" min x 16'4"

A lovely room with window to rear, seating area with space for a dining table. The kitchen is fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven, four ring electric hob, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, spotlights, access to loft space.

Bathroom

Mains shower, partially tiled walls, obscure window, extractor fan.

From the open plan living area a staircase descends to the lower level and the hallway giving access to:

Bedroom 1 14' 0" x 13' 10" (4.26m x 4.21m)

Two windows to side, two windows into the courtyard and a door opening out to the courtyard. There is a recess area currently being used as a walk in wardrobe.

Bedroom 2 11' 10" x 10' 11" (3.60m x 3.32m)

Two windows to side.

The Courtyard

The courtyard can be accessed via bedroom 1 from the ground floor level and is laid to block paving.



GROUND FLOOR FLAT

Private front door opens to entrance vestibule with window, mosaic tiled floor. Door then opens to:

Hallway

A lovely space with ornate ceiling coving. Built in cupboard.

Lounge/Diner 17'11" max 14'2" min x 14'1"

With four windows to front, pretty marble fireplace, picture rail, ceiling coving.

Kitchen 9' 3" x 7' 7" (2.82m x 2.31m)

Fitted with a range of wall and base unit with working surfaces, stainless steel sink, plumbing for washing machine, space for a tumble dryer and plumbing for slimline dishwasher. Electric oven with four ring gas hob, access to the Vaillant gas fired combination boiler, window to front.

Bedroom 1 17' 3" into bay x 14' 0" (5.25m into bay x 4.26m)

A spacious double bedroom with windows to rear. Pretty marble fireplace, ceiling coving.

Bedroom 2 12' 7" x 10' 11" (3.83m x 3.32m)

A second double bedroom with two windows to side, picture rail.

Bathroom

With four piece white suite of WC, washhand basin, bath and shower cubicle, fully tiled walls, wood effect floor, obscure window.



FIRST FLOOR FLAT

External staircase gives access to the first floor communal front door opening to a communal hall giving immediate access to the front door of the first floor flat. Front door opens to:

Hall

With cupboards. Understairs cupboard.

Sitting Room 14' 3" x 14' 0" (4.34m x 4.26m)

A lovely square room with two windows looking out onto Kings Road.



Kitchen 9' 4" x 7' 7" (2.84m x 2.31m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with four ring gas hob, access to the Worcester gas fired combination boiler, plumbing for washing machine, space for undercounter fridge, tiled splashbacks, window looking out onto Kings Road.



Bedroom 1 14' 3" x 14' 0" (4.34m x 4.26m)

Two windows providing a pleasant outlook over the rear of the property and stretching towards the Bristol Channel and Welsh coastline.



Bedroom 2 12' 6" x 10' 11" (3.81m x 3.32m)

Window providing the same pleasant outlook as bedroom 1.

Bathroom

Four piece white suite of WC, washhand basin, bath and separate shower cubicle with electric Triton shower. Fully tiled walls, wood effect floor, obscure window.



TOP FLOOR FLAT

External staircase rises to a communal door giving access to a communal hall with steps rising to the top floor and the front door of the Top Flat. Front door opens to hall.

Sitting Room 14' 2" x 14' 1" (4.31m x 4.29m)
With two windows looking out onto Kings Road.

Kitchen 11' 5" x 7' 4" (3.48m x 2.23m)
Fitted with a range of wall and base units with sink, electric oven, electric hob, plumbing for washing machine, space for fridge, two windows out to Kings Road, tiled splashbacks. Access to a cupboard housing the gas fired combination boiler.

Bedroom 1 14'1" x 14'0" max 10'6" min
Two windows provide a stunning view across the Bristol Channel towards the Welsh coastline.

Bedroom 2 14'7" x 12'6" max 9'6" min
Two windows provide the same fabulous view as bedroom 1.

Bathroom
Four piece white suite of WC, washhand basin set into vanity unit with storage below, bath and separate corner shower with mains shower. Fully tiled walls, wood effect floor, skylight, chrome ladder radiator, extractor fan.



Total rent currently achieved for properties: £4,325 pcm.

Council Tax Bands:

Garden Flat - B

Ground Floor Flat - B

First Floor Flat - B

Top Floor Flat - A



Freehold



TBA

EPC

E



Gas Central 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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