



Rosslyn, 41 Highdale Avenue, Clevedon, BS21 7LU
£699,950

Steven
Smith

'Rosslyn' occupies a superb position on Clevedon's hillside. It is within striking distance of the town's amenities, the sea front and Hill Road with its restaurants and wine bars. This is also the ideal position for local schools. The accommodation extends principally over four levels with the potential of an annex for dual occupation. The gardens are a particular asset and particularly hard to find in the area being principally south facing! This is a fabulous family home.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch. Door opens to

Hallway

Stairs to first floor, stairs descending to lower level.

Sitting Room 16' 8" into bay x 12' 8" (5.08m x 3.86m)

A bay window looks out onto Highdale Avenue, Victorian fireplace, picture rail.

Kitchen Breakfast Room 14' 1" x 10' 10" (4.29m x 3.30m)

Fitted with a range of wall and base units with work surface, stainless steel sink, double electric oven, four ring induction hob with extractor hood, tiled splash backs, space for fridge freezer, two windows to rear, tiled effect floor, space for a breakfast table, door to rear, opening to:

Dining Room 13' 10" x 11' 3" (4.21m x 3.43m)

A dual aspect room with window to rear and window to side, Victorian fireplace, door to hallway.

First Floor

Half Landing

Giving access to

WC

Suite of wc, wash hand basin with storage below, window, tiled effect floor.

Luxury Bathroom

Beautifully fitted with a four piece suite of king size shower cubicle with mains shower, wash hand basin with storage below, wc, contemporary free standing bath, window to rear, wood effect flooring, ladder radiator, access to the gas fired boiler.

Landing

Stairs to second floor, access to loft space.

Bedroom 1 16' 7" into bay x 11' 1" (5.05m x 3.38m)

A bay window looks out onto Highdale Avenue, Victorian fireplace.

Bedroom 2 13' 10" x 11' 1" (4.21m x 3.38m)

Pretty fireplace, window to rear.

Bedroom 3 10' 1" x 5' 7" (3.07m x 1.70m)

Window to front.

Second Floor

Skylight, door opens to

Bedroom 4 12' 10" x 11' 0" (3.91m x 3.35m)

(Measurements are floor space due to restricted head height) Window to rear.

Lower Level/Potential Annex

Hallway with wood effect floor. Opening to:

The Garden Room 13' 0" x 10' 7" (3.96m x 3.22m)

A lovely light room with window to rear, wood effect floor, bi-folding doors connecting the space to the impressive rear garden.

Games Room/Bedroom 5 13' 9" x 12' 4" (4.19m x 3.76m)

Wood effect floor, window to front, spot lights.

Luxury Shower Room

Beautifully fitted with a king size shower cubicle with mains shower, wc, wash hand basin with storage below, partially tiled walls, extractor fan, wood effect floor, ladder radiator.

Utility Room 10' 11" x 7' 11" (3.32m x 2.41m)

Fitted with a range of wall and base units with work surface, circular sink, plumbing for washing machine, space for tumble dryer, space for fridge freezer, door to

Boot Room

Quarry tiled floor, space for shoes, coats and wellies, small belfast sink, french doors to rear garden. Door to outside wc.

Store Room

Great for extra storage.

OUTSIDE

From Highdale Avenue a pillared entrance provides off road parking. There is a lovely stone wall to boundary. Lockable doors open to a very useful lean to providing further storage.

Rear Garden

Can be accessed via the boot room, kitchen breakfast room and the garden room. The current owner has really enjoyed these gardens. There is a spacious patio ideal for entertaining and a well maintained lawn is flanked by established borders. There is a green house and a shed. The garden will also enjoy plenty of sun. Bound by a mixture of brick and stone walling.

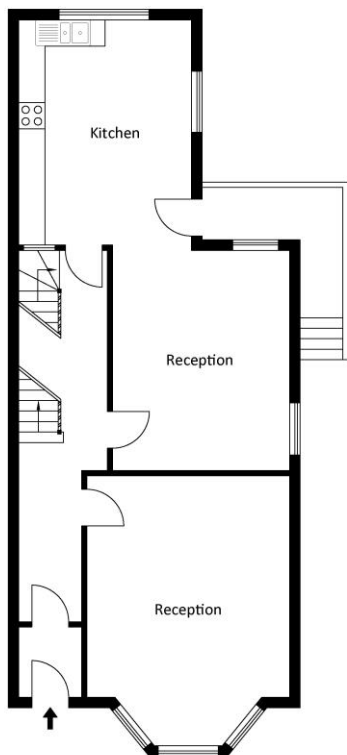








41 Highdale Avenue, Clevedon
Approx. Area 652.10 Sq.Ft - 60.60 Sq.M



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.
Floor plan produced by Westcountry EPC.

41 Highdale Avenue, Clevedon
Approx. Area 652.40 Sq.Ft - 60.60 Sq.M



First Floor

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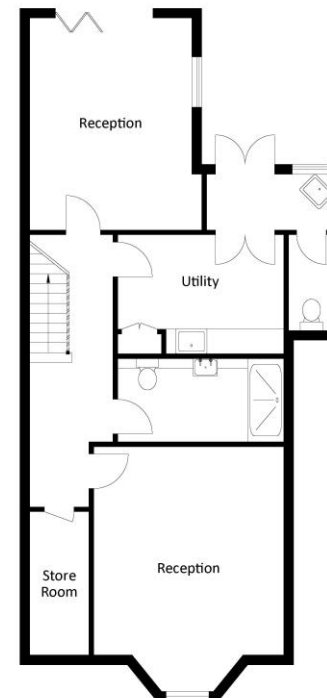
41 Highdale Avenue, Clevedon
Approx. Area 153.80 Sq.Ft - 14.30 Sq.M



Second Floor

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Floor plan produced by Westcountry EPC.

41 Highdale Avenue, Clevedon
Approx. Area 694.80 Sq.Ft - 64.50 Sq.M



Lower Ground Floor

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Floor plan produced by Westcountry EPC.



Semi Detached House



Freehold



4



Garden



2



D



4

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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