



## THE ZIG ZAG

Clevedon, BS21 7EJ

Guide £685,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

This contemporary three bedroom cottage sits in an elevated position close to the popular Hill Road with it's choice of shops, boutiques and restaurants and enjoys fantastic views across Clevedon to the Bristol channel, Steep Holm and Flat Holm as well as the Welsh Coastline.

The current owners have extended the cottage and lovingly reclaimed the garden and now has accommodation that includes, Entrance vestibule, kitchen/breakfast room and cloakroom to the ground floor. To the first floor are three bedrooms, bathroom, study area and stunning living room with balcony that enjoys the views.

We recommend an early appointment to view to fully appreciate the accommodation, garden and the views this home has to offer.

## The local area\*

0.25 miles – Clevedon Pier

0.96 mile – Junction 20, M5

0.47 miles – Clevedon Town Centre

\* Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council. Council Tax Band: C.

EPC Rating: .

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION  
ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01275 341400**

CLEVEDON@MAYFAIRPROPERTIES.NET



# PROPERTY DESCRIPTION

## **Entrance Vestibule**

Double glazed door leading to vestibule. double glazed windows to both sides. Opening to the kitchen/breakfast room.

## **Kitchen/Breakfast Room** 20' 6" x 11' 9" (6.24m x 3.58m)

Two double glazed windows to front with views across Clevedon, the Bristol Channel and the Welsh Coastline. Fitted with a range of wall and base level units with solid work surface over and inset Belfast style sink with mixer tap over, built in electric oven and gas hob with extractor hood over, integral dishwasher, space and plumbing for washing machine, cupboard housing gas heating boiler, radiator, window seat, wood effect flooring, stairs rising to first floor.

## **Cloakroom**

Fitted with a suite comprising low level W.C and wash hand basin with vanity unit. Extractor fan.

## **First Floor Landing**

Doors to all rooms incorporating the study area

## **Study Area** 5' 9" x 5' 8" (1.75m x 1.73m)

Skylight window, radiator

## **Living Room** 13' 10" x 12' 11" (4.21m x 3.93m)

Double glazed french doors leading to the balcony with views across Clevedon, the Bristol Channel and the Welsh Coastline. Double glazed door leading to the garden, Upright wall radiator, wood burning stove, engineered wooden flooring.

## **Balcony**

Decked flooring with glass balustrade to enjoy the stunning views.

## **Bedroom One** 12' 4" max x 8' 4" max (3.76m max x 2.54m max)

Two double glazed windows to front with views across Clevedon, the Bristol Channel and the Welsh Coastline, radiator, storage cupboard.

## **Bedroom Two** 11' 9" x 7' 11" (3.58m x 2.41m)

Double glazed window to front with views across Clevedon, the Bristol Channel and the Welsh Coastline, radiator.

## **Bedroom Three** 10' 3" x 7' 9" (3.12m x 2.36m)

Double glazed window to side, skylight window, radiator.

## **Bathroom**

Skylight window, fitted with a suite comprising roll top bath with mixer and shower over, pedestal wash hand basin, low level WC, wall tiling, extractor fan, wooden flooring, shaver point and heated towel rail.

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## **Outside**

### **Parking**

The cottage has two parking spaces both on the Zig Zag.

### **Gardens**

A paved sun terrace directly outside the front door that is ideal for alfresco dining whilst taking full advantage of the stunning views over Clevedon and the Bristol Channel. Tiered areas of lawn and decking are set within the woodland style gardens with winding pathways that includes various trees, shrubs and bushes, greenhouse, garden shed and water tap. Under house storage shed.





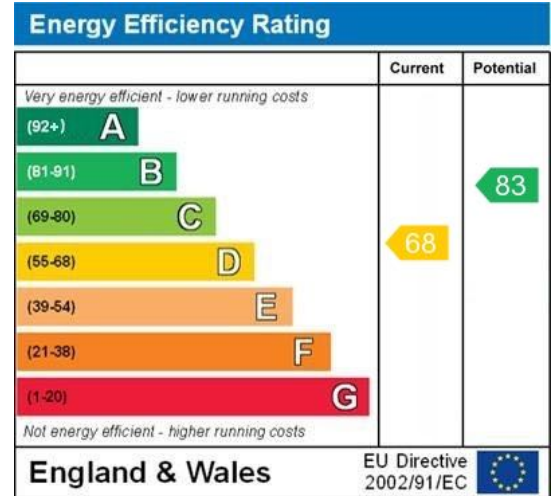


# FLOOR PLAN



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing - Introduction fee of up to £240 Inc. VAT, HD Financial Ltd - Introduction fee of up to £240 Inc. VAT and Star Legal - Introduction fee of up to £120 Inc. VAT

