



## 29 SAWYERS COURT

Clevedon, BS21 6EF

Offers In Excess Of £240,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

This two bedroom house has THREE OFF STREET PARKING SPACES, charming FRONT and REAR GARDENS and internally offers 14ft Lounge, 12ft Kitchen / Breakfast Room, two bedrooms and family bathroom. It is situated within walking distance of Clevedon's town centre, as well as being close to the M5 corridor, Clevedon seafront, the iconic Grade II listed Pier and Hill Road. Offered with no onward chain this property is a must see!

## Situation

Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The house itself is ideally situated near to Clevedon town centre, Clevedon seafront, the iconic Grade II listed Pier and Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema.

## Local Authority

North Somerset Council Tax Band: B  
 Tenure: Freehold  
 EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>89</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Lounge

14'2 max × 12'9 max (4.32m max × 3.89m max)

Via entrance door leading into lounge with storage cupboard, front aspect double glazed window, laminate wood flooring, electric heater, stairs rising to first floor landing, coving to textured ceiling.

## Kitchen / Breakfast Room

12'9 × 8'11 (3.89m × 2.72m)

Rear aspect double glazed window and door leading to rear garden. Fitted with a range of eye and base level units, inset stainless steel sink and drainer unit, space and plumbing for washing machine, space for electric cooker, space for tall fridge freezer, vinyl flooring, electric heater, coving to textured ceiling.

## First Floor Landing

Loft access, door to storage cupboard housing water tank, doors to bedrooms and bathroom.

## Bedroom One

12'9 max × 10'2 max (3.89m max × 3.10m max)

Front aspect double glazed window, built in wardrobes, electric heater, stairs recess, coving to textured ceiling.

## Bedroom Two

9'5 max × 6'3 (2.87m max × 1.91m)

Rear aspect double glazed window, built in wardrobes, electric heater, coving to textured ceiling.

## Bathroom

Rear aspect obscure double glazed window. Comprising panel enclosed bath, pedestal wash hand basin, low level WC, wall mounted heater.

## Front Garden

Mainly laid to lawn with courtesy pathway leading to front door, further pathway leading to parking area.

## Off Street Parking

There are three allocated off street parking spaces.

## Rear Garden

Enclosed by panel fencing, mainly laid to lawn with large vegetable patch, various shrubs and flowers, garden shed, raised shrub borders, decked and patio areas.

## Agents Notes

Please note there are solar panels to both aspects.  
Ownership to be confirmed.

## Material Information

Additional information not previously mentioned, we have been advised;

- Mains electric and water
- Water\*
- Electric room heating

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)











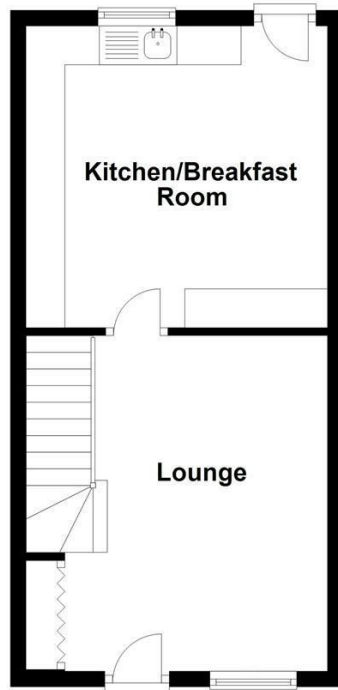




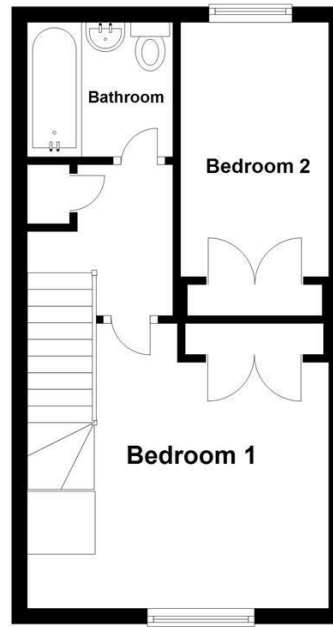




### Ground Floor



### First Floor



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### 29 Sawyers Court



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

01275 341400

clevedon@mayfairproperties.net

### 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. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative 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 up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

