



6 VICTORIA ROAD

Clevedon, BS21 7SH

Offers In The Region Of £449,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A rare opportunity to purchase this terrace property situated within the grounds of Oaklands, this deceptive family home offers good size accommodation throughout. There is a 20ft Kitchen / Dining Room, separate Study, Lounge, Cloakroom, upstairs there are four bedrooms, master with ensuite and a family bathroom. Outside there is a front and rear gardens, and in addition there is a garage. Offered to the market with no onward chain, this 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 property itself is ideally situated within the grounds of Oaklands near Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket, Clevedon seafront, the iconic Grade II listed Pier, Clevedon town centre. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema.

## Local Authority

North Somerset Council Tax Band: D

Tenure: Leasehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance

5'11 × 3'8 (1.80m × 1.12m)

Via sliding double glazed door, further door to entrance hall.

## Entrance Hall

18' × 8'6 (5.49m × 2.59m)

With stairs rising to first floor landing, radiator, two storage cupboards.

## WC

7'7 × 4'1 (2.31m × 1.24m)

Comprising low level WC, wash hand basin, storage cupboard.

## Lounge

18'4 × 11'1 (5.59m × 3.38m)

Dual aspect room with rear aspect double glazed window and side aspect sliding double glazed doors leading to rear garden, two radiators.

## Study

9'10 × 7'5 (3.00m × 2.26m)

Front aspect double glazed window, wall mounted Ideal combination boiler, radiator.

## Kitchen / Dining Room

20'9 × 9'2 (6.32m × 2.79m)

Dual aspect room with front and rear aspect windows. Kitchen area is fitted with a range of eye and base level units, inset stainless steel sink and drainer unit, space for cooker, space and plumbing for washing machine and dishwasher. Dining area with space for dining table and chairs, radiator.

## First Floor Landing

11'1 × 2'10 (3.38m × 0.86m)

With doors to all rooms, Velux window, radiator, loft hatch.

## Bedroom One

13'9 × 11'2 (4.19m × 3.40m)

Rear aspect double glazed window, radiator, door to ensuite shower room.

## Ensuite Shower Room

7'11 × 4'2 (2.41m × 1.27m)

Comprising low level WC, wash hand basin, shower cubicle.

## Bedroom Two

12'0 × 9'3 (3.66m × 2.82m)

Front aspect double glazed window, radiator.

## Bedroom Three

10'1 × 8'0 (3.07m × 2.44m)

Side aspect double glazed window, radiator.

## Bedroom Four

9'5 × 8'6 (2.87m × 2.59m)

Rear aspect double glazed window, radiator.

## Bathroom

7'11 × 7'3 (2.41m × 2.21m)

Velux window. Comprising panel enclosed bath, low level WC, pedestal wash hand basin.

## Front Garden

The property is accessed from Victoria Road and is set within the Oaklands estate with communal grounds. Courtesy path leading to front door. The side of the entrance to the secluded properties leads to the garage area.

## Rear Garden

Enclosed by panel fencing and hedging, laid to paving and lawn, rear access gate, shed, rear access gate.

## Garage

There is a garage located in a block.

## Leasehold Information

We have been advised that there is a 999 year lease from 1974 with a management fee for the Oaklands development of £61 a month currently. No ground rent payable.

## Material Information

Additional information not previously mentioned;

- Mains electric, gas and water
- No water meter
- Flooding in the last 5 years or not. Please state.
- Broadband and Mobile signal or coverage in the area.

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

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

Flood Information:

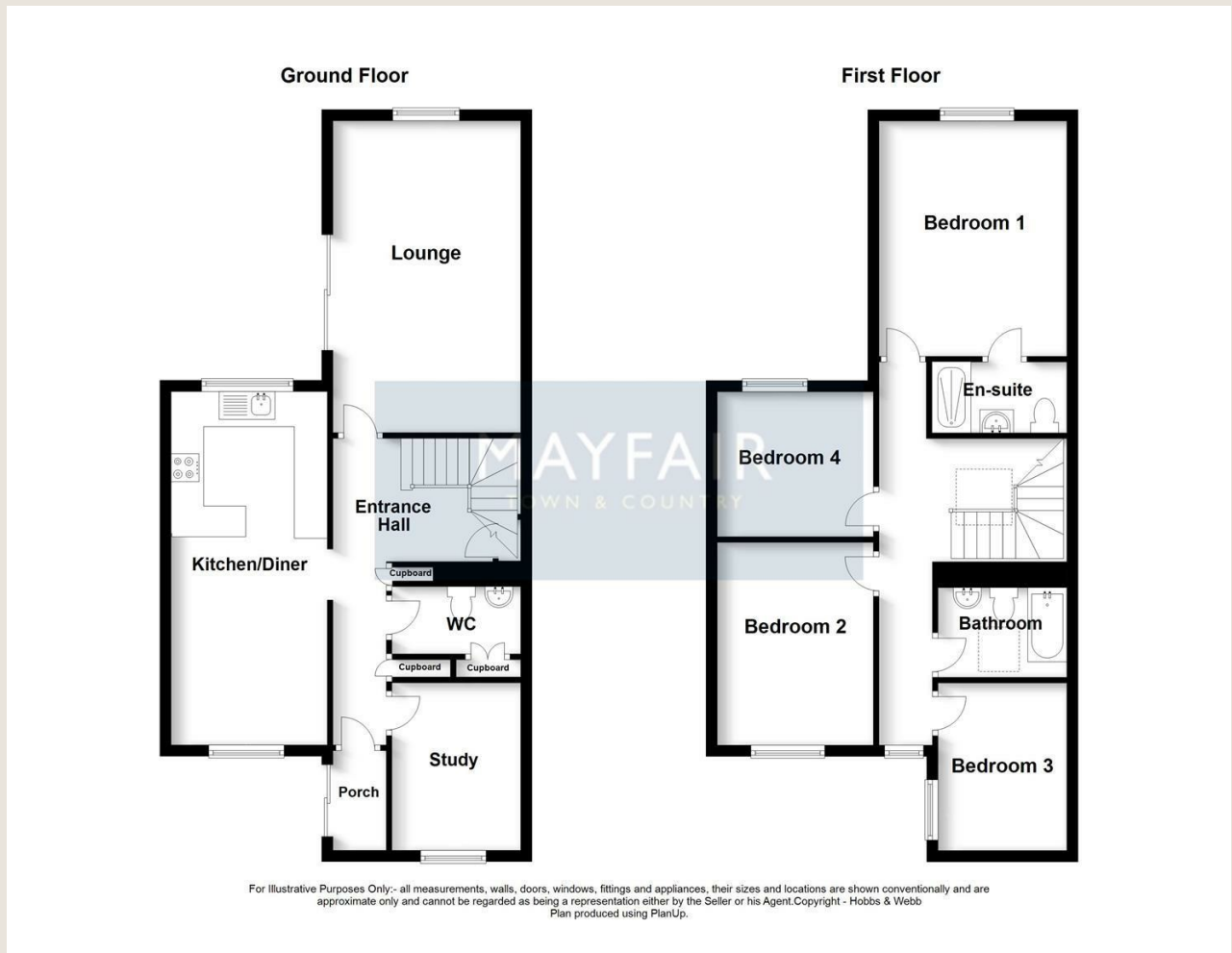
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)











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

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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:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

