



102 DIAL HILL ROAD

Clevedon, BS21 7ER

Offers In Excess Of £695,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

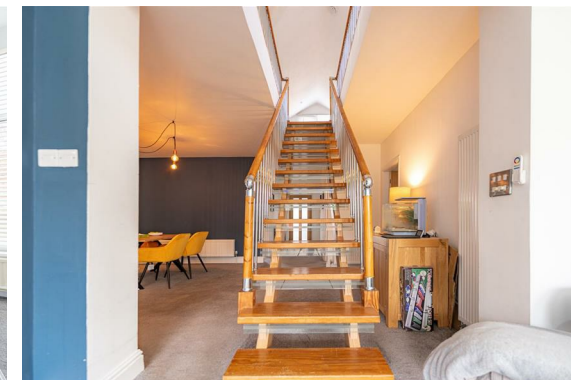
Offering impressive versatile accommodation, this detached family home gives flexibility for any potential purchaser's needs. Briefly comprising a large open plan dining hall, stylish kitchen / breakfast room, fantastic lounge overlooking rear garden, there are three bedrooms, an ensuite and family bathroom to the ground floor with first floor level offering a large vaulted reception room, master bedroom suite with separate walk-in dressing room and deluxe refitted ensuite shower room. Externally the rear garden has been landscaped perfectly with different areas to enjoy, there are two garden rooms, ideal for office and games room both with power and underfloor heating, the front offers driveway space for numerous vehicles and access to a garage. Located on this prestigious and desirable road in Upper Clevedon, 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 property itself is ideally situated close to the scenic sea front, 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: E  
 Tenure: Freehold  
 EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Porch

Via uPVC front door with double glazed windows either side and further door into Entrance Hall, tiled floor.

## Entrance / Dining Hall

17'8 × 14'7 (5.38m × 4.45m)

A fantastic space opening to Dining Hall with space for dining table and chairs, with stairs rising to first floor, three radiators, doors to all ground floor rooms, smooth ceiling, opening to Lounge.

## Lounge

19 × 11'1 (5.79m × 3.38m)

A light and airy space with four rear aspect full length windows, sliding patio doors leading to rear garden, feature wall with inset television alcove, feature pebble effect fire with inset shelving and log store, smooth ceiling with inset spotlighting, radiator.

## Kitchen / Breakfast Room

17 × 11'1 (5.18m × 3.38m)

Sliding doors from dining area, rear aspect double glazed window and doors leading to rear garden. A stylish fitted kitchen with a range of high gloss eye and base level units with quartz worktops over, integral stainless steel double oven with induction hob and extractor over, storage and integrated wine rack, central breakfast bar with further storage and quartz worktops over, inset sink and drainer with swan neck mixer tap, space and plumbing for washing machine, integral dishwasher, space for American fridge freezer, wood effect work tops, contemporary ladder style radiator, smooth ceiling with inset spotlights.

## Bedroom Two

13' × 9'1 (3.96m × 2.77m)

Front aspect double glazed bay window, radiator, smooth ceiling, door to Ensuite Shower Room.

## En-suite Shower Room

7'6 × 4'10 (2.29m × 1.47m)

Comprising enclosed double shower cubicle, low level WC, pedestal wash hand basin, smooth ceiling with inset spotlights, extractor fan.

## Bedroom Three

16' × 11'1 (4.88m × 3.38m)

Front aspect double glazed bay window, radiator, smooth ceiling.

## Study/Bedroom Four

10'1 × 7'1 (3.07m × 2.16m)

Side aspect double glazed window, storage cupboard, radiator, smooth ceiling with inset spotlighting.

## Bathroom

10'4 × 9'11 (3.15m × 3.02m)

Side aspect obscure double glazed window. Comprising raised corner bath, separate shower cubicle with spa style shower, wash hand basin, WC, part tiled walls, heated towel rail.

## Galleried First Floor Space

27'1 × 11'1 (8.26m × 3.38m)

Front aspect double glazed window and additional side aspect Velux window, ample under eaves storage, radiator, inset spotlighting, this area lends itself to numerous options including studio space, further lounge, etc.

## Master Bedroom

17' × 11' (5.18m × 3.35m)

A grand master bedroom with two double glazed windows overlooking rear garden and double glazed doors, radiator, inset spotlights.

## En-suite Shower Room

11'10 × 8'2 (3.61m × 2.49m)

With newly fitted suite comprising large walk in shower cubicle with rainfall head and hand held shower attachment, Jack and Jill vanity wash hand basins, low level WC, feature obscured glazed oriel window, part tiled walls, heated towel rail.

## Dressing Room

13 × 8'1 (3.96m × 2.46m)

With feature glass window blocks, fitted with shelving and hanging rails, inset spotlighting, radiator.

## Rear Garden

A delightful rear garden with paved areas, raised garden areas with artificial grass, two large ponds with lights and filters fitted, raised flower beds, wooden gazebo with inset seating areas, patio area, outside light and power, access to both Garden Office and Games Room, side access to front garden.

## Games Room

11'1 × 9'5 (3.38m × 2.87m)

An ideal room for additional office, games room, or play room to suit with smooth ceiling and inset spotlighting, power, underfloor heating.

## Garden Office

12'2 × 10'10 (3.71m × 3.30m)

A great office space with underfloor heating, smooth ceiling with inset spotlights, television point, with own consumer unit.

## Front Garden

With large driveway area providing off street parking, raised flower beds, outside lights, giving access to garage, side access.

## Garage

With electric roller door, light and power. There is an electric charge point added to the front of the garage.

## Material Information

Additional information not previously mentioned, we have been advised;

- Mains electric, gas and water
- Water meter
- Gas central 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)

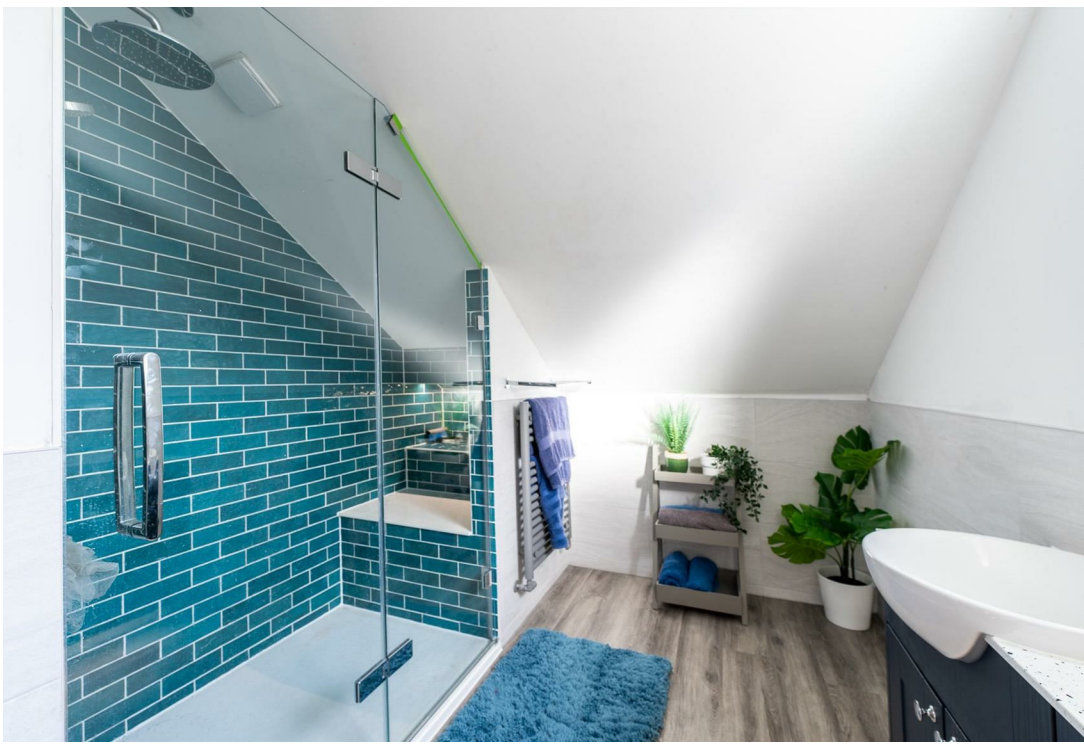






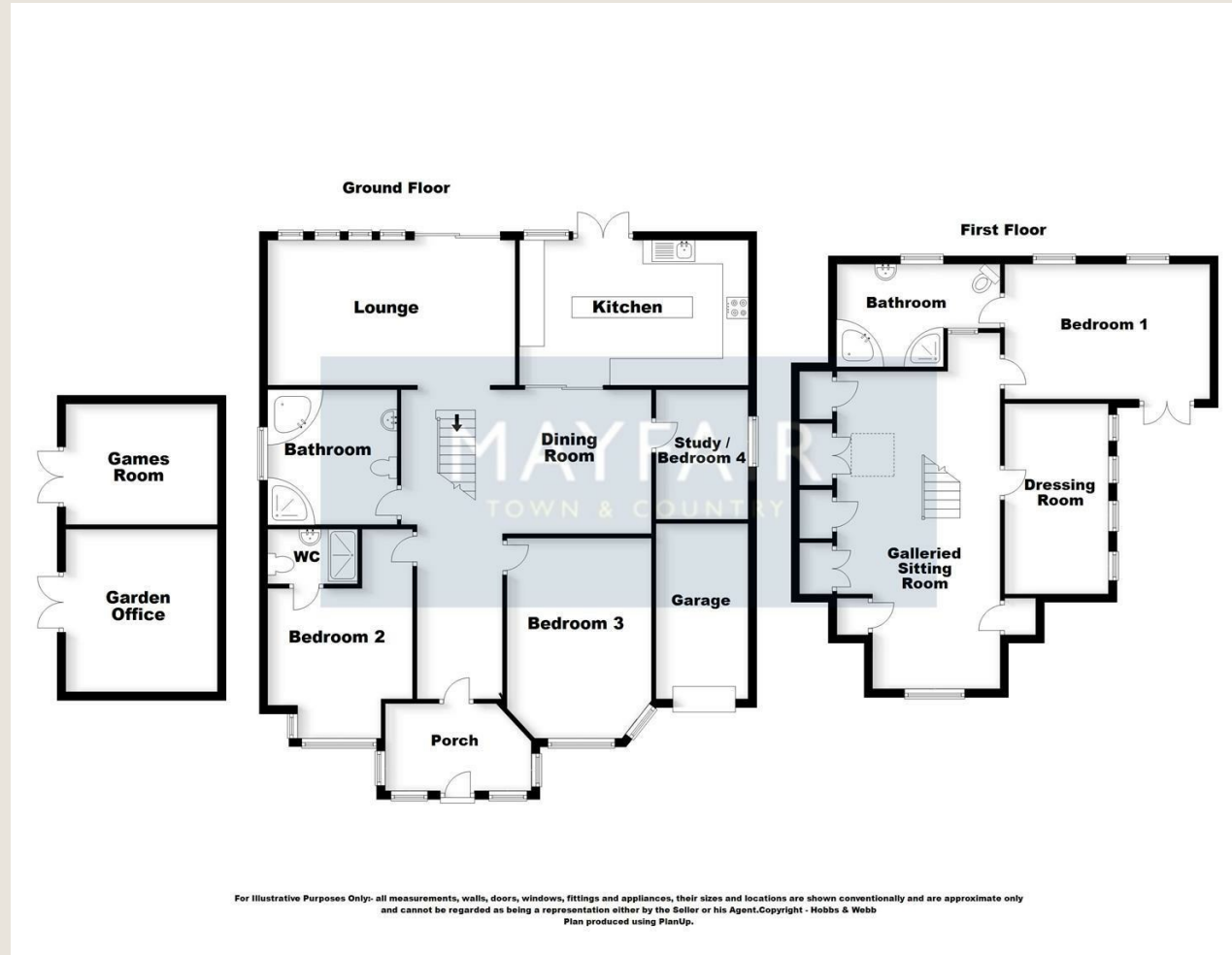












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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:  
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

