



THE SHRUBBERY HIGHDALE AVENUE

Clevedon, BS21 7LX

Price £699,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

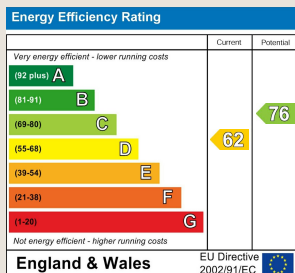
A rare find! Tucked away in this secluded position but still close to both Hill Road and the Town Centre, this unique detached bungalow is a hidden gem. Externally there is a detached garage with parking for numerous vehicles and a beautiful garden to sit and enjoy the tranquil setting. Internally there are two double bedrooms, master with ensuite shower room, an additional bathroom, 18ft lounge with inglenook fireplace and a 18ft kitchen / dining room. Offered to the market with No Onward Chain. An internal viewing is highly recommended to appreciate what this bungalow has to offer.

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: F
 Tenure: Freehold
 EPC Rating: D



PROPERTY DESCRIPTION

Entrance

The property is accessed via a private road on Highdale Avenue.

Entrance Hall

15'9 × 9'5 (4.80m × 2.87m)

With doors to all rooms, radiator, two large storage cupboards (one housing fuse box, one housing water tank and boiler), coving to smooth ceiling, loft access with pull down ladder, part boarded.

Master Bedroom

18'5 × 16'2 (5.61m × 4.93m)

Dual aspect room with front and side aspect double glazed wooden windows, built in wardrobes, double radiator, smooth ceiling, door to Ensuite Shower Room.

Ensuite Shower Room

9'11 × 5'11 (3.02m × 1.80m)

Side aspect obscure double glazed wooden window. Fully tiled bathroom comprising double walk in shower cubicle with hand held shower and waterfall attachment over, low level WC, pedestal wash hand basin, smooth ceiling, heated towel rail.

Bedroom Two

12'3 × 11'11 (3.73m × 3.63m)

Side aspect double glazed wooden window, built in wardrobes, smooth ceiling.

Bathroom

7'10 × 6'3 (2.39m × 1.91m)

Side aspect obscure double glazed window. Comprising low level WC, panel enclosed bath with shower over and shower screen, vanity wash hand basin, half tiled walls, tiled flooring.

Kitchen / Dining Room

18'8 × 18'7 (5.69m × 5.66m)

A large dual aspect open room with high vaulted ceiling, exposed stone wall, two side aspect windows and doors opening to side. The dining room opens to the kitchen area. Fitted with a range of eye and base level units, breakfast bar, integral stainless steel sink and drainer unit, integral stainless steel electric oven

and separate five ring gas hob, space and plumbing for washing machine and dishwasher, space for fridge, tiled splashbacks, tiled flooring within kitchen area and wooden flooring in dining area.

Lounge

18'8 × 17' (5.69m × 5.18m)

A charming room with dual aspect, side aspect double glazed wooden window, rear aspect double glazed wooden doors leading to rear garden (there is an electric awning controlled via control in lounge), inglenook fireplace with gas fire (newly fitted), two double radiators, high vaulted ceiling.

Front Garden & Driveway

A charming frontage with huge amounts of curb appeal, laid to paving slabs providing off street parking for numerous vehicles, four steps leading to the front door, side access gate leading to garden. Enclosed by hedging and fencing, various shrubs and a beautiful horse chestnut tree.

Garage

17' × 11'6 (5.18m × 3.51m)

With up and over door, light and power, additional parking to the front.

Garden

A delightful garden mainly laid to lawn with large patio area, fully enclosed by stone walling and hedging, with various trees, shrubs and plants, there is further rear access.

Material Information *

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas central heating.
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

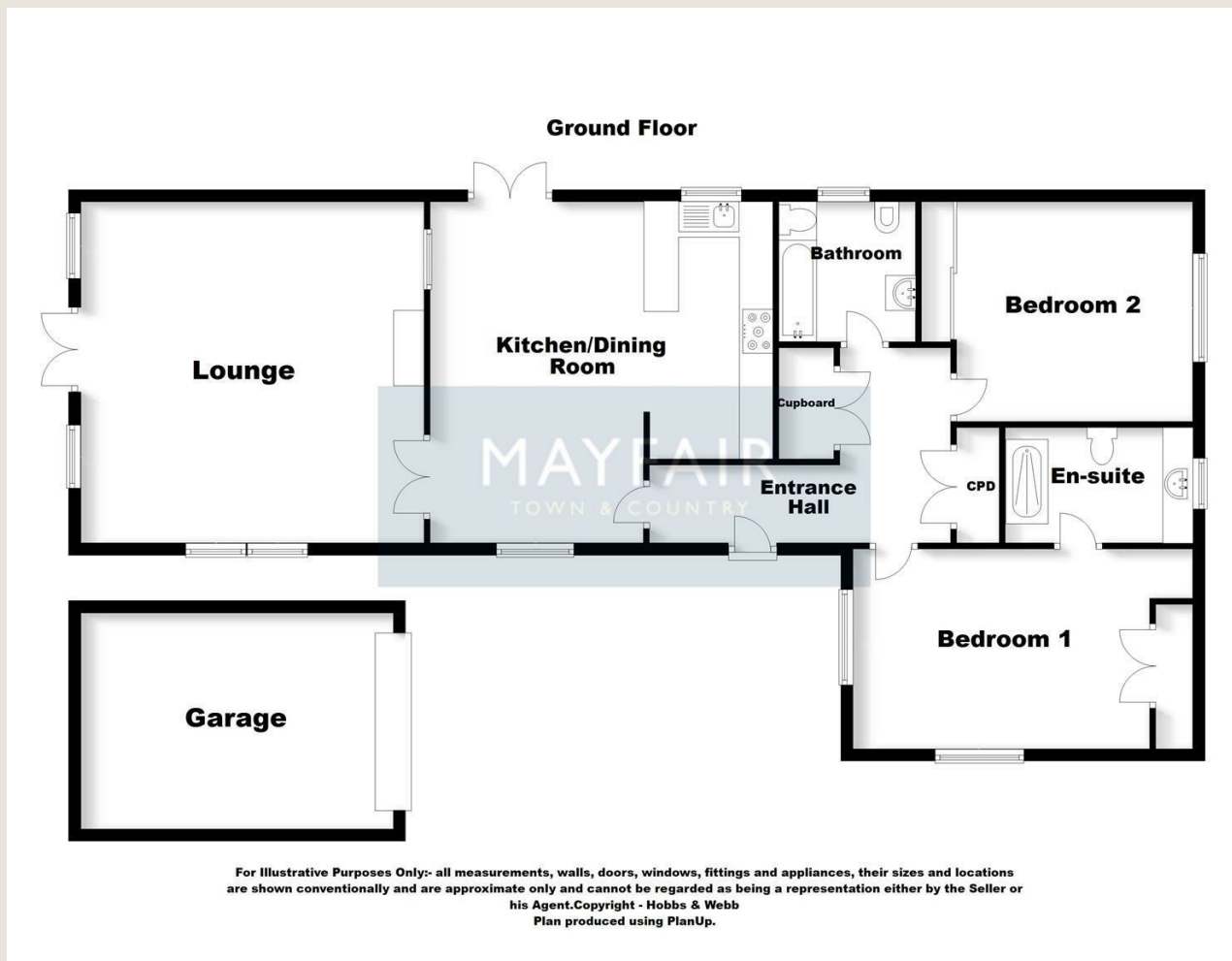
flood-map-for-planning.service.gov.uk/location











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:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

