



20 FAIRLEIGH ROAD

Clevedon, BS21 7XA

Offers In Excess Of £675,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

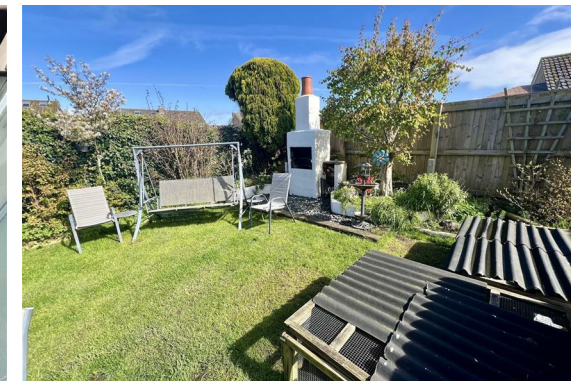
We are delighted to have this rare opportunity to present this five-bedroom detached bungalow situated in this desirable cul-de-sac in the West End of Clevedon. With Marshall's Field a stones throw away and the Promenade, Clevedon's iconic Pier and other local amenities all within easy reach. The versatile accommodation allows for flexible living to suit your needs (including the possibility of dual occupancy). Briefly comprising 19ft Lounge, 23ft Kitchen / Breakfast Room, Five Bedrooms, Two Ensuities and Family Bathroom. Externally there is a delightful rear garden and driveway providing parking for numerous vehicles. An internal viewing is highly recommended.

## 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: D  
 Tenure: Freehold  
 EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	87
(69-80) C		
(55-68) D		
(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 Hall

8'10 × 4'11 (2.69m × 1.50m)

Via double glazed door, radiator, door to large storage cupboard, radiator, laminate wood flooring, smooth ceiling.

## Office

8'10 × 8'7 (2.69m × 2.62m)

Front aspect double glazed window, radiator, smooth ceiling with smoke detector, laminate wood flooring.

## Bedroom Two

13'2 × 8'4 (4.01m × 2.54m)

Front aspect double glazed window, radiator, smooth ceiling, small loft access, laminate wood flooring, door to ensuite shower room.

## Ensuite Shower Room

8'4 × 5'5 (2.54m × 1.65m)

Rear aspect obscure double glazed window. Comprising enclosed shower cubicle, low-level WC, vanity wash hand basin, smooth ceiling with inset spotlights, heated towel rail, laminate wood flooring.

## Kitchen / Breakfast Room

23'10 × 10'8 (7.26m × 3.25m)

A large open plan kitchen with two rear aspect double glazed windows. Fitted with a range of eye and base level units, ceramic sink and drainer unit, space for freestanding Rangemaster oven (or similar), space and plumbing for dishwasher and washing machine, space for tall fridge freezer and tumble dryer, radiator, laminate wood flooring, smooth ceiling, doors to lounge.

## Lounge

19'1 × 12' (5.82m × 3.66m)

Rear aspect double doors leading to rear garden, wood burning fire, radiator, laminate wood flooring, smooth ceiling, opening to further bedrooms and inner hall.

## Inner Hallway

7'10 × 3'10 (2.39m × 1.17m)

With rear aspect window, double doors to storage area, loft access, door to master bedroom. There is a further inner hallway to Bedroom Three and Four with loft access, the loft houses the combination boiler and is party boarded.

## Master Bedroom

15'7 × 11'10 (4.75m × 3.61m)

Front aspect double glazed window, laminate wood flooring, smooth ceiling, radiator, door to ensuite shower room.

## Ensuite Shower Room

7'3 × 5'11 (2.21m × 1.80m)

Side aspect obscure double glazed window. Comprising low-level WC, vanity wash handbasin, large walk in shower, heated towel rail, tiled flooring, smooth ceiling with inset spotlights.

## Bedroom Three

11'11 × 9'5 (3.63m × 2.87m)

Front aspect double glazed window, radiator, laminate wood flooring, smooth ceiling.

## Bedroom Four

9'5 × 8'10 (2.87m × 2.69m)

Front aspect double glazed window, radiator, laminate wood flooring, wall mounted fuse box.

## Bathroom

8'4 × 6'9 (2.54m × 2.06m)

Internal window blocks. Comprising L-shaped bath with shower over, low-level WC, vanity wash handbasin, heated towel rail, tiled flooring, smooth ceiling with inset spotlights.

## Rear Garden

A charming rear garden that is mainly laid to lawn with various shrubs and flower borders, paved patio areas, built in pizza oven, enclosed by hedging and fencing, outside tap, outside power, side access to both sides.

## Front - Driveway Parking

With various shrub and flower borders, block paving providing driveway parking for numerous vehicles, storage shed.

## Agents Note

There are solar panels at the property on a lease agreement with all necessary paperwork.

## Material Information \*

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas central heater and wood burner
- 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](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)









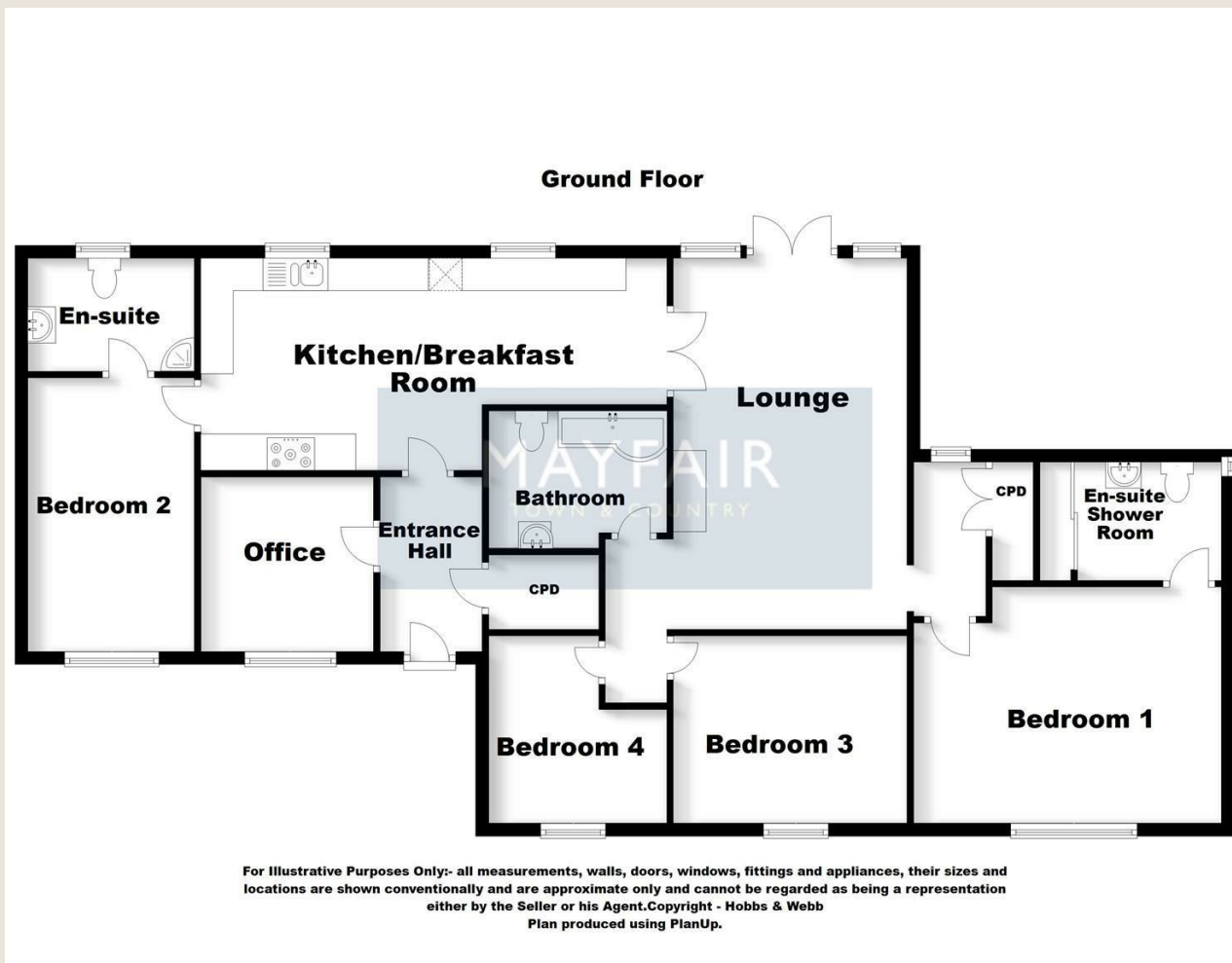












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

