



I FRIARY CLOSE

North Somerset, BS21 7QA

Price £650,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Location, location, location! We are delighted to have the opportunity to sell this three-bedroom family home in this highly sought after road situated just off Hill Road. With sea views to the rear of the property and a lovely outlook down Hill Road from the front, it briefly comprises Cloakroom, Kitchen / Dining Room with patio doors to rear garden, a large dual aspect Lounge, three double bedrooms and family bathroom. There are large delightful mature rear and side gardens enjoying views and a front garden area with garage, driveway and off street parking to the front. Offered to the market with no onward chain.

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 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		78
(69-80) C		
(55-68) D	63	
(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 Hall

18'3 × 7'1 (5.56m × 2.16m)

Via UPVC door, door to storage cupboard, radiator, door to Cloakroom, stairs rising to first floor landing, laminate wood flooring, smooth ceiling

Cloakroom

6' × 2'11 (1.83m × 0.89m)

Front and side aspect obscure double glazed window. Comprising low level WC, vanity wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

Kitchen/Dining Room

16' × 12'9 (4.88m × 3.89m)

Dual aspect room with side aspect double glazed window and rear aspect double glazed patio doors leading to rear garden. Fitted with a range of eye and base level units, inset stainless steel sink, space and plumbing for washing machine, inset stainless steel electric cooker and hob, space for tall fridge freezer, wall mounted Baxi combination boiler, space for dining table, laminate wood flooring, radiator, smooth ceiling.

Lounge

30'8 × 16'2 (9.35m × 4.93m)

A fantastic light and airy dual aspect lounge with two side aspect double glazed windows, front and rear aspect double glazed windows enjoying sea views to rear and Hill Road to the front, smooth ceiling, Virgin and BT connection, two double radiators, with further stairs leading to second floor landing.

Second Floor Landing

10'3 × 8'8 (3.12m × 2.64m)

Side aspect double glazed window, storage cupboard, loft access.

Bedroom One

16'2 × 13'4 (4.93m × 4.06m)

Rear aspect double glazed window with fantastic sea views, radiator, smooth ceiling.

Bedroom Two

11'10 × 7'2 (3.61m × 2.18m)

Dual aspect room with front and side double glazed window, smooth ceiling, radiator.

Bedroom Three

10'2 × 8'7 (3.10m × 2.62m)

Front aspect double glazed window, radiator, smooth ceiling.

Bathroom

8'10 × 5'6 (2.69m × 1.68m)

Comprising panel enclosed bath with shower over, vanity wash hand basin, low level WC, heated towel rail, Velux window, tiled flooring.

Front Garden

There is a driveway in front of the garage providing off street parking for numerous vehicles, shingle areas, various shrub and plants on front side garden area.

In addition there is a garden area located opposite with shrubs and tree (subject to a TPO).

There is a gate giving easy access to Hill Road, the gate and path is a shared area.

Rear Garden

A large rear and side garden enclosed by stone walling, laid to lawn with various trees, shrubs, patio and seating areas with views, side gate access.

Garage

14'4 × 8'6 (4.37m × 2.59m)

Up and over door, gas and electric meters, light and power, water tap.

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:

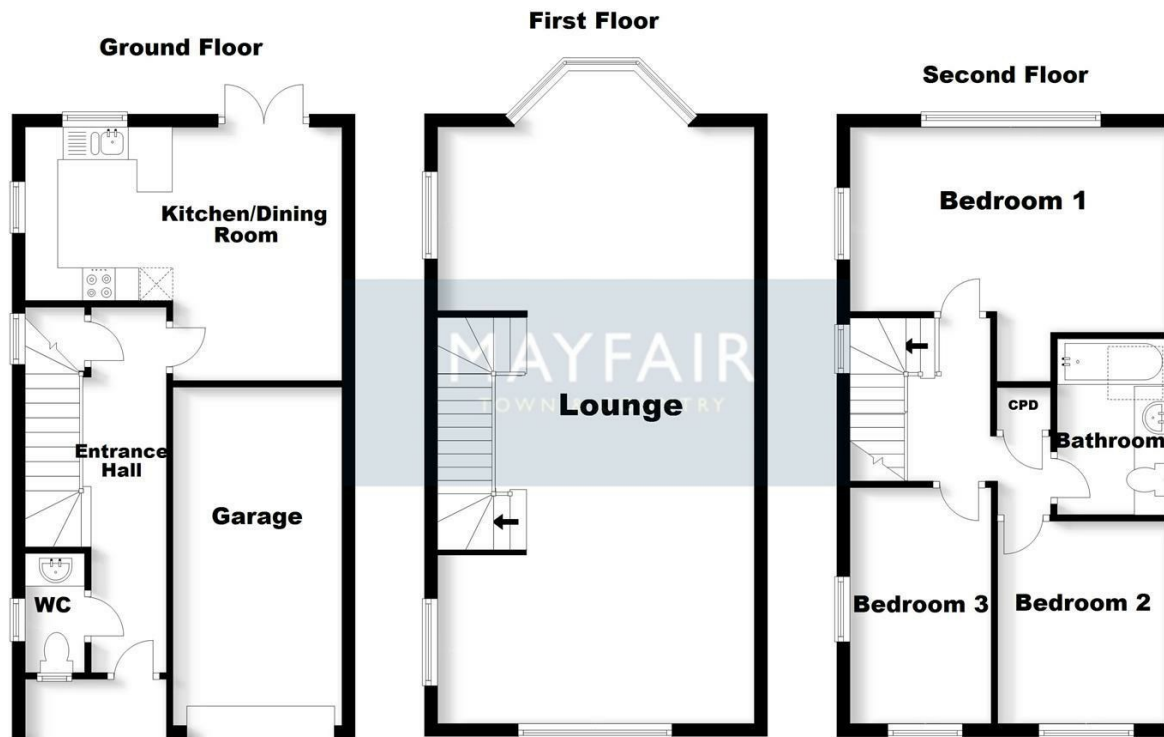
flood-map-for-planning.service.gov.uk/location











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Plan produced using PlanUp.



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

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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)

