



## SECOND FLOOR FLAT, 12 HILL ROAD

Clevedon, BS21 7NZ

Price £280,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Charming two bedroom apartment located on Hill Road in the picturesque town of Clevedon. This delightful flat boasts a prime location with stunning views of the Channel, offering a tranquil and scenic setting for its future residents.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features two double bedrooms, providing ample space for a small family, a couple, or even as a peaceful retreat for an individual. The modern bathroom adds a touch of luxury to this lovely flat, ensuring convenience and comfort for its occupants. The property's modern design enhances its appeal, creating a stylish and contemporary living space that is both inviting and practical.

With its desirable location, beautiful views, and modern amenities, this property on Hill Road presents a wonderful opportunity for those seeking a comfortable and charming home in the heart of Clevedon. Don't miss the chance to make this delightful flat your own and enjoy the best of what this lovely town 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, Alexandra Gardens 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: C

Tenure: Leasehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Communal Entrance

With stairs rising to first floor and second floor.

## Utility

On first floor with light and power, space and plumbing for washing machine, space for tumble drier, storage space, wall mounted 'Worcester Bosch' combination boiler.

## Entrance Hall

17'1 x 3'6 (5.21m x 1.07m)

Secure entry phone system, smoke detector, loft hatch with pull down ladder fully boarded and insulated with 'Velux' window, radiator.

## Lounge Area

16'9 x 12'1 (5.11m x 3.68m)

Two front aspect double glazed sash windows, laminate wood flooring, two TV points, radiator, smooth ceiling with coving plus central ceiling rose, multi-fuel burner with slate hearth.

## Kitchen Area

11'2 x 6'4 (3.40m x 1.93m)

Side aspect double glazed sash window, fitted with a range of eye and base level units, inset ceramic sink, inset stainless steel electric oven, integral dishwasher, integral tall fridge freezer, inset stainless steel four ring hob, extractor fan, tiled splashbacks, laminate wood flooring, smooth ceiling with inset spotlights.

## Bathroom

8'4 x 5'10 (2.54m x 1.78m)

Comprising pedestal wash hand basin, panelled enclosed bath with hand held and waterfall shower over, low level WC, fitted mirror with light and heat sensor, fully tiled, extractor fan, smooth ceiling with inset spotlights.

## Bedroom 1

15'11 x 14'5 (4.85m x 4.39m)

Rear aspect double glazed wooden framed window with sea views, radiator, fully fitted wardrobes, smooth ceiling, doors to en-suite.

## En-suite

5'10 x 4'9 (1.78m x 1.45m)

Comprising large walk in shower, radiator, low level WC, pedestal wash hand basin, smooth ceiling with inset spotlights.

## Bedroom 2

16'7 x 15'10 (5.05m x 4.83m)

Two 'Velux' windows with sea views, two radiators, smooth vaulted ceiling.

## Leasehold Information

We have been informed that there is a 999 year lease with a remainder of 975 years. There is no ground rent and all the costs are split between the four premises.

## Material Information

Additional information not previously mentioned, we have been advised;

- Mains electric and gas, water metered
- Gas room 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)

## Agents Note

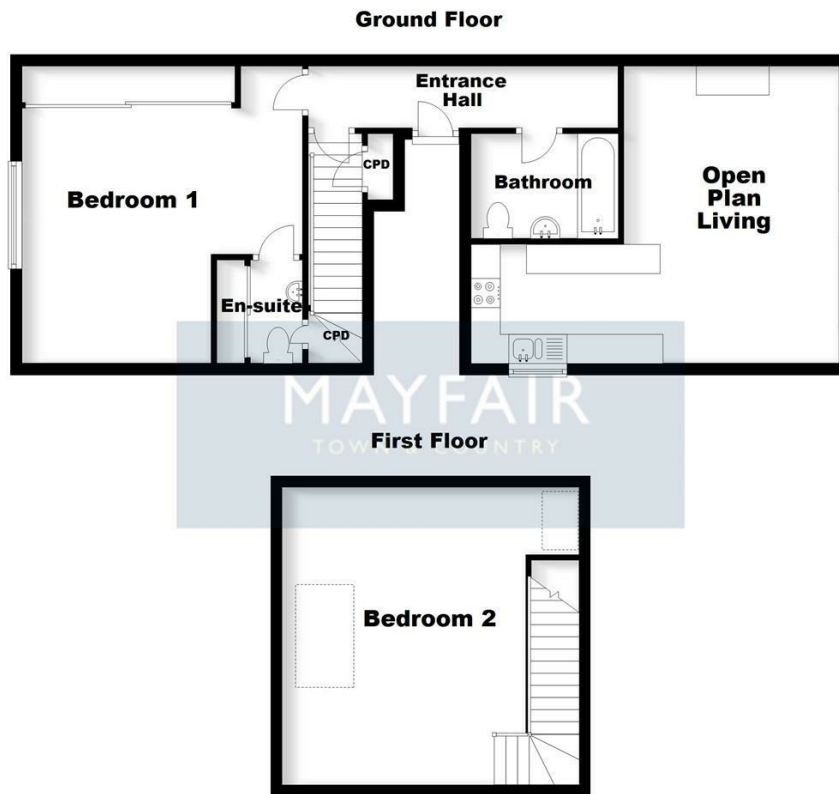
All floor within the apartment have been sound proofed.











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 Plan produced using PlanUp.



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)

