



**32 EDWARD ROAD**

Clevedon, BS21 7DS

**Price £744,950**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Welcome to this charming, detached dormer bungalow located on Edward Road in the aspirational Upper Clevedon area. This immaculate colonial style property boasts not only a stunning exterior but also a well-maintained interior with two reception rooms and three double bedrooms offering ample space for comfortable living. The property features two bathrooms and an additional cloakroom ensuring comfort for the household. With room available for around five vehicles, comprising a spacious curved drive and garage you'll never have to worry about finding a parking place for your own or your guests' cars. One of the highlights of the bungalow is its beautifully landscaped and manicured gardens, perfect for enjoying the outdoors and hosting gatherings with family and friends. The versatile layout of the property allows for the option of having either two or three reception rooms/bedrooms providing flexibility to suit your needs. Located in the sought-after Upper Clevedon area, a short distance from Clevedon Golf Course, this property offers a peaceful and picturesque setting while still being within easy reach of local amenities. Don't miss this opportunity to make this lovely bungalow your new home in Clevedon.

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(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	

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## Entrance Hall

17'6 × 8' (5.33m × 2.44m)

With radiator, picture rail, smooth ceiling, doors to all rooms, stairs rising to first floor landing, telephone and WIFI point.

## Lounge

14'5 × 12'5 (4.39m × 3.78m)

Dual aspect room with front aspect double glazed window and side aspect double glazed window, fitted shelving, gas coal effect fire with tiled mantel and wooden surround, picture rail, radiator, smooth ceiling.

## Bedroom

12'5 × 10'11 (3.78m × 3.33m)

Front aspect double glazed window, radiator, picture rail, smooth ceiling.

## Shower Room

8'7 × 5' (2.62m × 1.52m)

Side aspect obscured double glazed window. Stylish recently re-fitted comprising large walk in shower cubicle, low level WC, vanity wash hand basin, tiled walls, heated towel rail, tiled vinyl flooring, smooth ceiling.

## Additional Cloakroom

5' × 2'10 (1.52m × 0.86m)

Side aspect obscure double glazed window. Low level WC, vanity wash hand basin, heated towel rail, part tiled walls, tiled vinyl flooring, smooth ceiling.

## Dining Room/Bedroom

13'10 × 12'5 (4.22m × 3.78m)

Rear aspect double glazed sliding patio door leading to rear garden, radiator, smooth ceiling, picture rail.

## Kitchen

12'3 × 7'1 (3.73m × 2.16m)

Rear aspect double glazed window and rear aspect double glazed door leading to rear garden. Fitted with a range of eye and base level units, inset sink plus drainer, space for cooker, space for base fridge, space and plumbing for dishwasher, vinyl flooring, smooth ceiling with inset spotlights.

## Sitting Room

21'3 × 11'9 (6.48m × 3.58m)

A delightful dual aspect room with rear and side aspect double glazed window, large double patio doors leading to rear garden. Smooth ceiling with inset spotlights, two radiators, picture rail, under stairs storage cupboard, switch for power to greenhouse and outside light.

## First Floor Landing

13'4 × 11'2 (4.06m × 3.40m)

Side aspect double glazed window, airing cupboard housing hot water tank, fitted shelving and display units, eaves storage housing Worcester boiler, fitted shelving and display units, galleried landing perfect for office / hobby space, upper loft housing water tanks.

## Bedroom One

18' × 9' (5.49m × 2.74m)

Side aspect double glazed window, fitted with a large range of wardrobes and cabinets, door to en-suite bathroom, radiator, ceiling fan, telephone point, smooth ceiling.

## En-suite Bathroom

9'8 × 5'11 (2.95m × 1.80m)

With vaulted ceiling, Velux window, panel enclosed bath with shower over, pedestal hand wash basin, low level WC, fitted cupboards, vinyl flooring.

## Garage

17'5 × 8'5 (5.31m × 2.57m)

With electric roller door, light and power.

## Utility Room

8'5 × 7'3 (2.57m × 2.21m)

Located to rear of garage, side aspect window, fitted with a range of eye and base level units, space and plumbing for washing machine, inset stainless steel sink, power points for fridge, freezer and tumble dryer.

## Garden Store

9' × 3'6 (2.74m × 1.07m)

Storage space

## Rear Garden

An immaculately kept rear garden landscaped with lawn, large curved patio and ornamental pond, a variety of flowers, shrubs and trees. There are decked and paved areas perfect for enjoying a spot of lunch in this peaceful space. Pond, greenhouse with power, garden store (measuring 9' × 3'6) with power, light and shelving, water butts, wall mounted gas meter, external double electric socket, outside water tap.

## Front Garden

Oozing kerb appeal, the front has been professionally landscaped with two lawns, various shrub and flower beds, courtesy pathway leading to front door. Driveway offering off street parking for numerous vehicles, side access gate. double power point, newly refurbished gates and pedestrian gate.

## Agents Note

The main roof, garage roof and additional roof areas were replaced in 2020.

## 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)









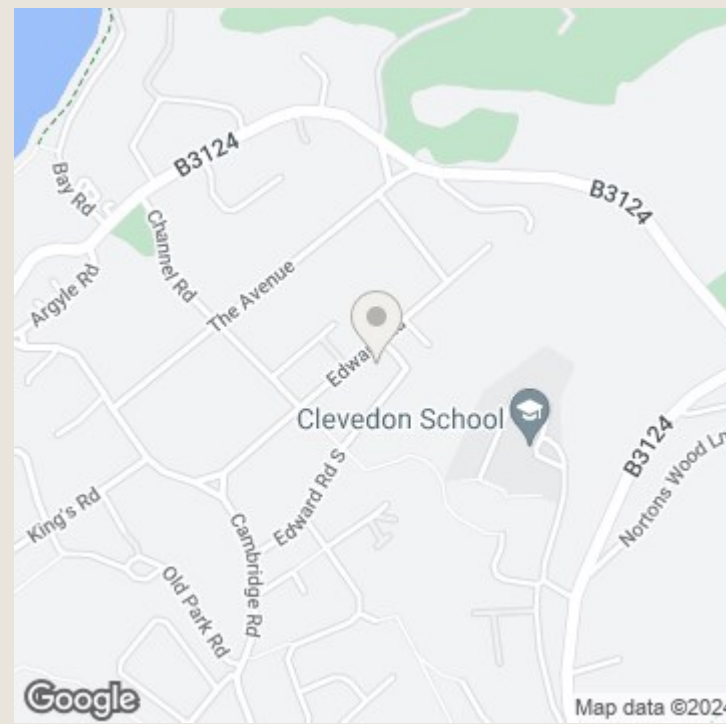
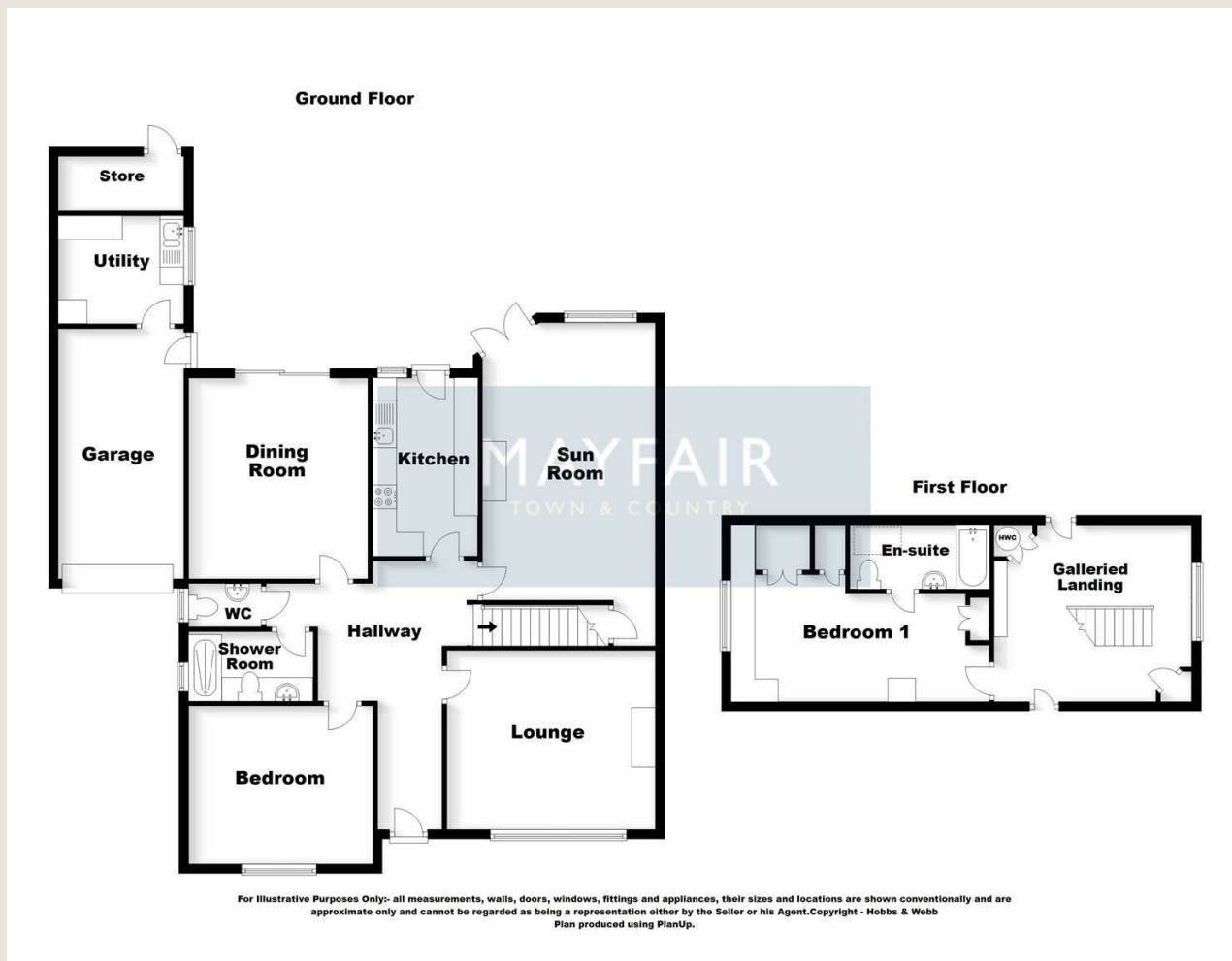












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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)

