



11 ORME DRIVE

Clevedon, BS21 7HD

Price £675,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Welcome to this charming two-bedroom detached bungalow located in the highly sought-after Walton St Mary area of Upper Clevedon. This modern property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The spacious 21ft lounge provides a comfortable setting for gatherings and everyday living. With two bathrooms, convenience is key, ensuring no morning queues for the shower. The garage and workshop offer ample storage space for tools, bikes, or even a DIY project. Parking is a breeze with space for up to four vehicles, making hosting friends and family a stress-free affair. The off-street parking adds an extra layer of convenience for residents. This property offers a peaceful retreat while still being close to local amenities and transport links. Whether you're looking for a cozy home to downsize or a tranquil space to escape the hustle and bustle, this detached bungalow ticks all the boxes. Don't miss out on the opportunity to make this house your home in beautiful 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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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

With doors to all rooms, smooth ceiling, radiator, large loft access with pull down ladder (potential to extend subject to necessary planning permissions).

Bathroom

6'11 × 6'6 (2.11m × 1.98m)

Front aspect obscure double glazed window. Comprising panel enclosed bath with hand held shower attachment, low-level WC, pedestal wash handbasin, vinyl flooring, smooth ceiling.

Bedroom Two

14'5 max × 9'10 (4.39m max × 3.00m)

Front aspect double glazed window overlooking front garden, radiator, textured ceiling.

Bedroom One

12'9 into wardrobes × 9'2 (3.89m into wardrobes × 2.79m)

Rear aspect double glazed window, floor to ceiling fitted wardrobes, radiator, textured ceiling, door to ensuite shower room.

Ensuite Shower Room

9'7 × 5'1 (2.92m × 1.55m)

Rear aspect obscure double glazed window. Comprising large walk-in shower, low level WC, vanity wash hand basin, vinyl flooring, heated towel rail.

Kitchen

13'9 × 10'2 (4.19m × 3.10m)

Front aspect double glazed window enjoying sea glimpses. Fitted with a range of eye and base level units, dishwasher, inset induction hob with stainless steel extractor fan over, integral tall fridge and freezer, double stainless steel gas oven, wine rack, vinyl flooring, radiator, smooth ceiling, opening to dining room.

Dining Room

13'3 × 10'8 (4.04m × 3.25m)

Front aspect double glazed window enjoying sea glimpses, smooth ceiling, radiator, sliding doors to lounge.

Lounge

21'2 max × 14'0 (6.45m max × 4.27m)

A delightful room with rear aspect double glazed window and sliding doors leading to garden, two radiators, coal effect fire with marble mantle and hearth, smooth ceiling with inset spotlights.

Utility Room

7'10 × 6'1 (2.39m × 1.85m)

Rear aspect double glazed door reading to rear garden. Fitted units, space and plumbing for washing machine, airing cupboard, wall mounted valiant boiler, radiator, vinyl flooring, loft hatch.

Rear Garden

Enclosed by panel fencing and walling, mainly laid to lawn with patio area, various shrubs, flowers and plant borders, decked area, UPVC door leading to summer house.

Workshop

23'1 × 9'7 (7.04m × 2.92m)

Of block and uPVC construction perfect for tool shed or workshop, with light and power.

Garage and Parking

20'2 × 9'10 (garage) (6.15m × 3.00m (garage))

With up and over door, light and power, driveway providing off street parking for numerous vehicles.

Front Garden

Flowers and shrubs raised beds, steps leading to front door enclosed by stone walling and fencing, seating area.

Material Information *

Additional information not previously mentioned

- Mains electric, gas and water.
- Water meter.
- Gas central heating.
- Flooding in the last 5 years or not. Please state.
- 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:

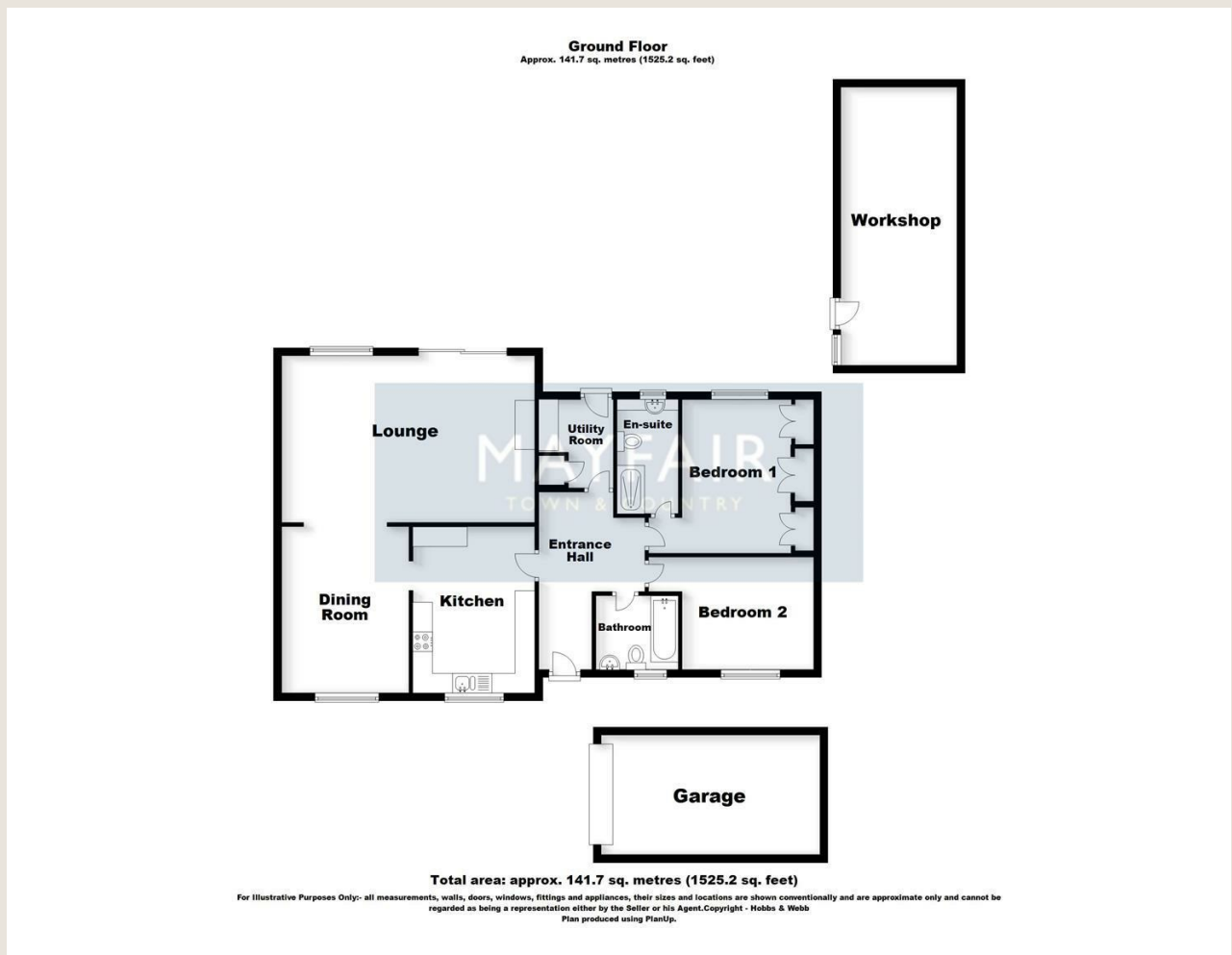
flood-map-for-planning.service.gov.uk/location











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

01275 341400

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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)

