



18 DURBIN PARK ROAD

Clevedon, BS21 7EU

Price £850,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This four-bedroom detached family home needs to be viewed to appreciate what it has to offer! The deceptive accommodation comprises a cloakroom, 11ft Snug, Utility Room, 25ft Lounge / Dining room opening to a fully fitted Kitchen to the ground floor with four double bedrooms and family bathroom to the first floor. There is parking to the front for numerous vehicles and a garage accessed from the driveway. There is a large tiered rear garden, the highest level is the most unexpected hidden gem with views! A fantastic tranquil spot to enjoy a glass of wine on an evening and watch the sunset. Call us today to avoid disappointment!



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.

The local area

The local area*

1.0 miles - Hill Road

0.5 miles - Clevedon Pier

1.0 miles - Clevedon Town Centre

1.7 miles - M5 Junction

* Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(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

14'2 × 10'10 (4.32m × 3.30m)

Via composite door and two side windows, stairs raising to first floor landing, radiator, doors to all rooms, smoke detector, wood flooring, under stairs storage, smooth ceiling.

Snug Room

11'1 × 10'2 (3.38m × 3.10m)

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

Cloakroom

4'9 × 3'10 (1.45m × 1.17m)

Comprising low level WC, vanity hand wash basin, radiator, housing Worcester boiler, wood flooring.

Utility Room

10'11 × 7'11 (3.33m × 2.41m)

Rear aspect double glazed door and double glazed window, side aspect double glazed circular window, fitted storage, wood flooring, space and plumbing for washing machine, fitted with storage units.

Lounge

25' × 12'10 (7.62m × 3.91m)

A fantastic open space with front aspect double glazed bay window, four side aspect double glazed circular windows and rear aspect double glazed double door to garden, smooth ceiling, radiator, opening to kitchen area.

Kitchen Area

12' × 10'2 (3.66m × 3.10m)

Rear aspect double glazed window. Fitted with a range of eye and base level units, integral fridge freezer, integral double electric ovens, induction hob with extractor fan over, integral stainless steel sink plus drainer unit, integral dishwasher, breakfast bar, tiled splash backs.

First Floor Landing

10' × 5'3 (3.05m × 1.60m)

Radiator, smoke detector, smooth ceiling, doors to all rooms.

Master Bedroom

14'9 × 12'2 (4.50m × 3.71m)

Front aspect double glazed windows with views of the channel and beyond, radiator, storage cupboard, doors to potential en-suite, smooth vaulted ceiling.

Potential En-suite

Currently not being used as an en-suite but with plumbing ready if needed.

Bedroom Two

12'4 × 10'11 (3.76m × 3.33m)

Front aspect double glazed window, Velux window, two double built-in wardrobes, smooth vaulted ceiling, radiator.

Bedroom Three

12'3' × 10'3 (3.73m' × 3.12m)

Rear aspect double glazed window overlooking rear garden, Velux window, two double built-in wardrobes, radiator, smooth vaulted ceiling.

Bedroom Four

12'3 × 10'3 (3.73m × 3.12m)

Rear aspect double glazed window overlooking rear garden, two double built-in wardrobes, radiator, smooth vaulted ceiling.

Bathroom

8'1 × 5'7 (2.46m × 1.70m)

Rear aspect obscure double glazed window. Comprising panel enclosed bath with shower over, vanity wash hand basin, low level WC, radiator, wall mounted mirror, extractor fan, smooth ceiling.

PROPERTY DESCRIPTION

Front Garden

With hardstanding offering off street parking for numerous vehicles, leading to garage. Enclosed by hedging with shrub and tree borders.

Rear Garden

The rear garden is tiered and laid to lawn, there are steps leading to the different usable levels of garden, various shrubs and trees throughout, all enclosed hedging. There is a decked area directly accessed from the property that makes a perfect area for dining and relaxing. The highest level is the most unexpected hidden gem! Enclosed by low fencing and laid to lawn this area is a blank canvas to put your own touch on. It has views across the channel and is so peaceful, you could hear a pin drop. A fantastic tranquil spot to enjoy a glass of wine on an evening and watch the sunset. It has to be seen to be appreciated.

Garage

With light and power, up and over door.

Material Information

Additional information not previously mentioned

- Mains electric, gas
- Water meter
- 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

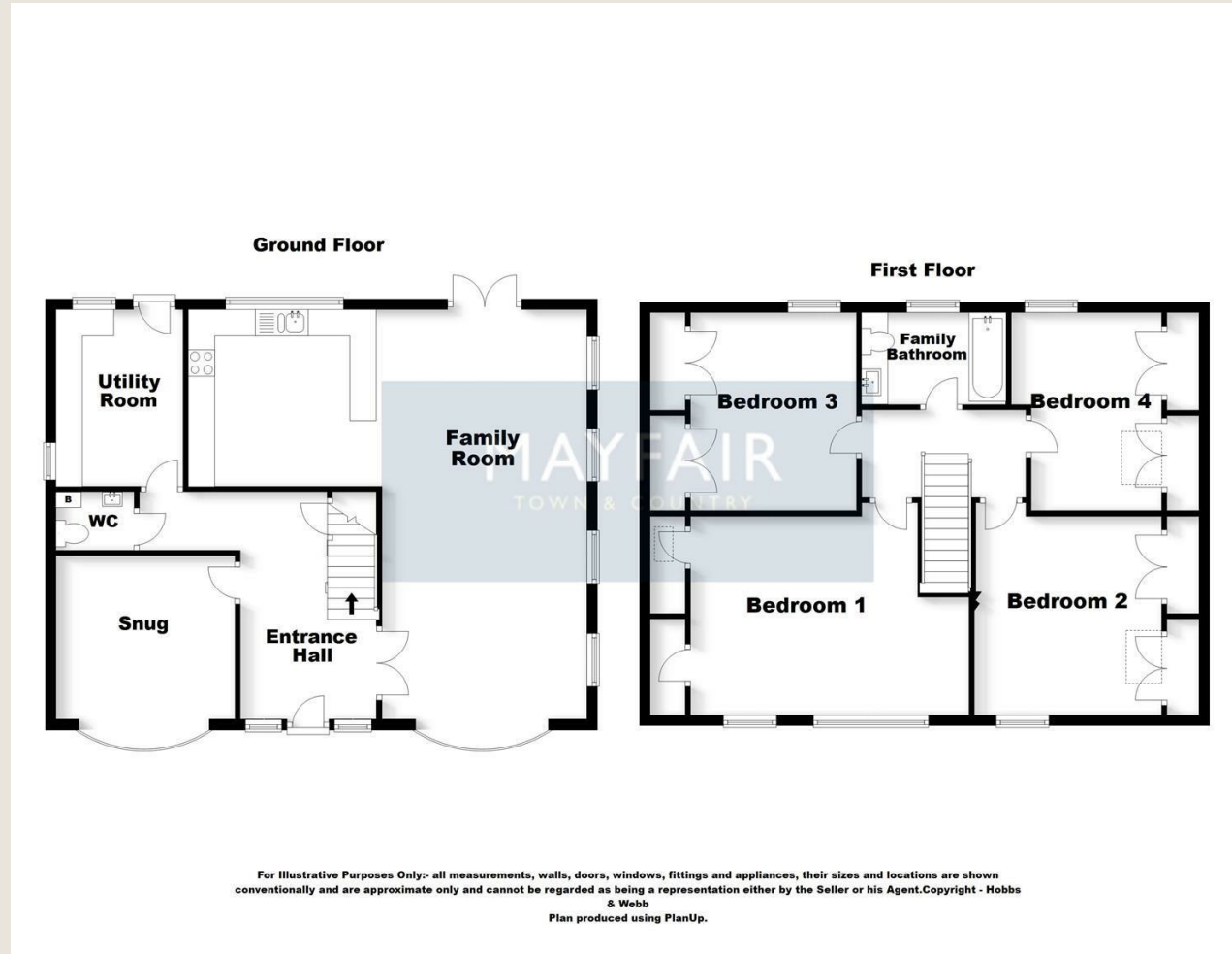
Flood Information:

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









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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

