



MERLIN COTTAGE DUCK LANE

Clevedon, BS21 6TP

Price £375,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the picturesque village of Kenn, this beautiful cottage is a quintessential gem that exudes charm and character. As you step inside, you are greeted by a warm and inviting interior featuring a lounge, dining room, and a convenient utility room, in addition there is a fitted kitchen and study to the ground floor. There are two double bedrooms and bathroom to the first floor. Outside, the cottage boasts a CHARMING FRONT GARDEN, perfect for enjoying a morning cup of tea or hosting a summer barbecue. With OFF-STREET PARKING FOR TWO CARS, convenience is at your doorstep. There is an additional room located to the rear that is currently being used as a gym. Don't miss the opportunity to make this enchanting cottage your new home. Embrace the idyllic village life in Kenn and create lasting memories in this wonderful property.

Situation

Kenn is a small rural parish located in North Somerset. It is within 3 miles of Clevedon which 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. With easy reach of Clevedon seafront, 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: B

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

4'5 × 2'10 (1.35m × 0.86m)

Wall mounted gas meter and electric meter, via UPVC door, door to lounge.

Lounge

12'6 × 10'10 (3.81m × 3.30m)

Front aspect UPVC double glazed window, coal fire with wooden surround, tiled mantle, slate hearth, radiator, smooth ceiling, door to dining room.

Dining Room

12'4 × 9' (3.76m × 2.74m)

Side aspect UPVC double glazed window, radiator, tiled flooring, textured ceiling, stable door with stairs rising to first floor landing, further door to study and kitchen.

Study

9'3 × 5'4 (2.82m × 1.63m)

Rear aspect UPVC double glazed window, radiator, vinyl flooring, smooth ceiling with inset spotlights.

Kitchen

10'3 × 8'6 (3.12m × 2.59m)

Two rear aspect UPVC double glazed windows. Fitted with a range of eye and base level units, inset sink and drainer unit, integral dishwasher, fitted tall fridge freezer, LPG stainless steel oven and gas hob, extractor fan, tall radiator, door to utility room.

Utility Room

6'3 × 5'8 (1.91m × 1.73m)

Side aspect double doors opening to side, cupboard housing Valliant boiler, space and plumbing for washing machine, space for tall fridge freezer.

Gym

9'1 × 5'8 (2.77m × 1.73m)

Access to the rear of the property, Velux window, insulated, accessed, water tap on side of the property.

First Floor Landing

Doors to all rooms,

Bedroom One

13'2 × 10'10 (4.01m × 3.30m)

Front aspect UPVC double glazed window, smooth ceiling, cast iron fireplace, radiator, loft hatch.

Bedroom Two

10'4 × 8'7 (3.15m × 2.62m)

Rear aspect double glazed window, radiator, over stairs storage, wooden floor,

Bathroom

8'9 × 5'11 (2.67m × 1.80m)

Side aspect obscured double sash window. Comprising panel enclosed bath with shower over, low level WC, vanity wash hand basin, half panelled walls, radiator, vinyl flooring, textured ceiling.

Front Garden

A quaint front garden with patio area perfect for seating or dining area, electric canopy, flower beds, fencing to allow for privacy and boundary areas. There is a side storage area currently housing gas canisters for the central heating. Outside water tap.

Off Street Parking

There are two allocated spaces set within the private courtyard opposite the property.

Material Information *

Additional information not previously mentioned

- Mains electric and water, gas cylinders
- Water meter
- Gas central 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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

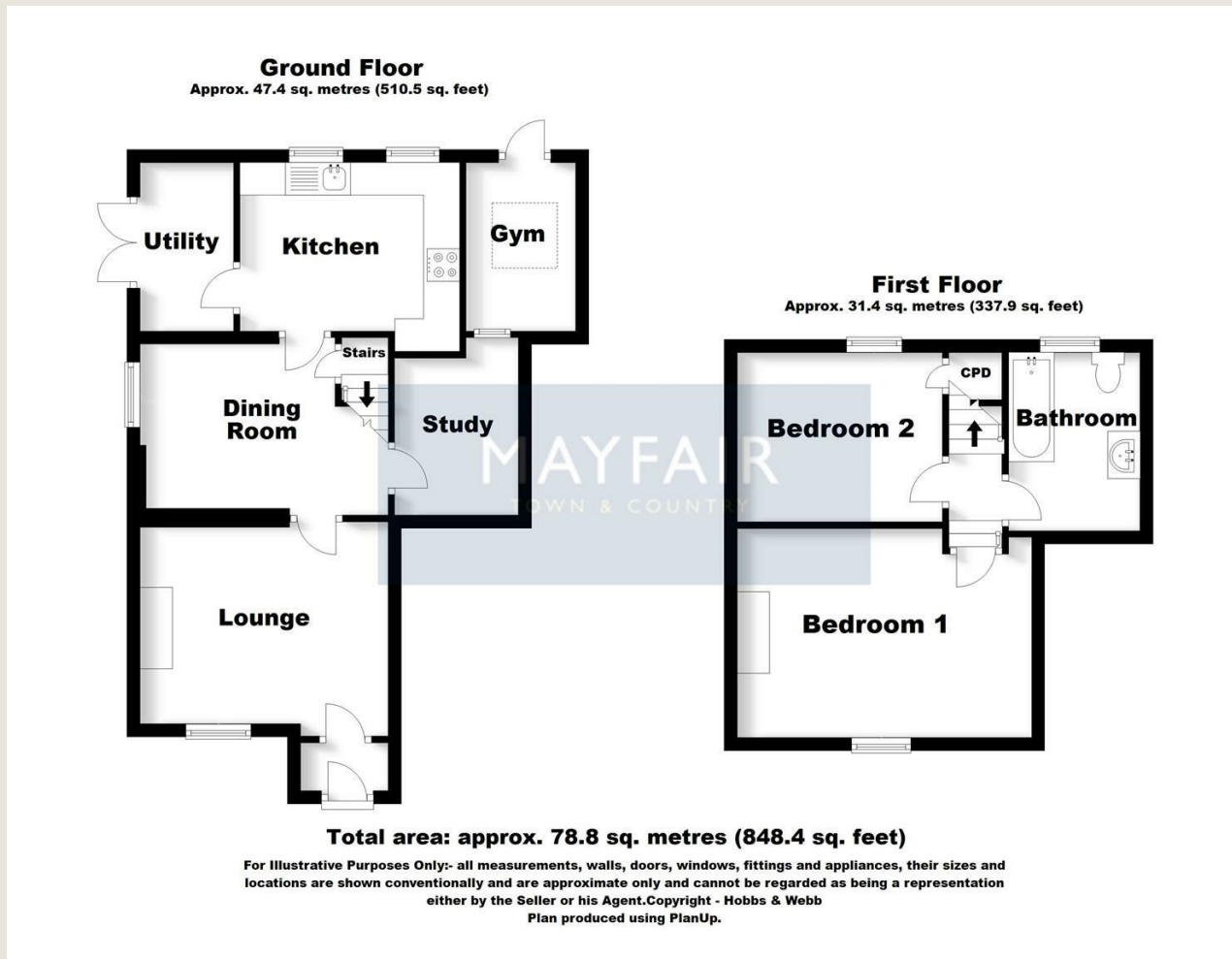
flood-map-for-planning.service.gov.uk/location











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

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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:
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

