



**25 CONYGAR CLOSE**

Clevedon, BS21 6AP

**Price £600,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Welcome to Conygar Close, Clevedon - a charming detached bungalow nestled in the popular Swiss Valley location. This older property boasts character and warmth, offering a cosy retreat for its future owners.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for a growing family or visiting guests. The property features a well-maintained bathroom, ensuring convenience and comfort for all residents.

One of the standout features of this bungalow is the large driveway, providing parking space for up to 5 vehicles. This is ideal for those with multiple cars or guests visiting regularly.

Additionally, the expansive garden offers endless possibilities for outdoor activities, gardening enthusiasts, or simply enjoying the fresh air in your own private oasis.

Located in the sought-after Swiss Valley area, this property combines tranquility with convenience, being close to local amenities, schools, and transport links. Whether you are looking for a peaceful retreat or a family home, this bungalow offers the best of both worlds.

## 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: D

Tenure: Freehold

EPC Rating: D



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

4'10 × 4'9 (1.47m × 1.45m)

Double glazed door, radiator, textured ceiling.

## WC

5' × 4'10 (1.52m × 1.47m)

Side aspect triple glazed obscured window, compromising pedestal wash hand basin, low level WC, textured ceiling, carpeted.

## Lounge/Dinning Room

20'1 × 18'11 (6.12m × 5.77m)

Front aspect double glazed window with canopy to the outside and side aspect triple glazed window, two radiators, tv point, coal effect electric fireplace with timber surround and marble hearth, textured ceiling with spot lights.

## Hallway

13' × 3'10 (3.96m × 1.17m)

Loft hatch with pull down ladder, partially boarded with lights, textured ceiling.

## Kitchen/Breakfast Room

12'9 × 12'3 (3.89m × 3.73m)

Side aspect triple glazed window, fitted with a range of eye and base level units housing Bosh combi boiler, built in gas hob with electric oven and extractor fan over, tiled splashback, space and plumbing for washing machine, space and plumbing for dishwasher, freestanding Bosh fridge freezer, stainless steel sink, vinyl flooring, radiator, textured ceiling.

## Bedroom Three

11'1 × 7'10 (3.38m × 2.39m)

Side aspect triple glazed window, radiator, textured ceiling.

## Bathroom

9'1 × 5'3 (2.77m × 1.60m)

Side aspect obscured triple glazed window, compromising pedestal wash hand basin, panel enclosed bath with electric shower over, low level WC, radiator, partially tiled, carpeted, panelled ceiling with spot lights.

## Bedroom Two

11'11 × 10'7 (3.63m × 3.23m)

Rear aspect triple glazed window, built in storage, radiator, textured ceiling.

## Bedroom One

13'2 × 12'8 (4.01m × 3.86m)

Rear aspect triple glazed window, built in wardrobes, radiator, textured ceiling.

## Study/Garden Room

12'10 × 9'2 (3.91m × 2.79m)

Rear aspect double glazed window, double glazed double door leading to a good size garden, smooth ceiling, radiator.

## Store Room

10' × 8' (3.05m × 2.44m)

Up and over door, lights and power, gas meter, fuse box.

## Garden

Lovely size garden enclosed by panel fencing to one side and hedging to the other side with nothing but fields behind, mainly laid to lawn with raised patio area with fencing, oak tree at the back, summer house, shed, greenhouse.

## Front

Good size driveway offering parking for 5 cars, carport, water tap, partially laid to lawn.

## Material Information \*

Additional information not previously mentioned

- Mains electric and gas, water metered.
- 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](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)











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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.
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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

