



107 OLD PARK ROAD

Clevedon, BS21 7EY

Price £575,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Welcome to this charming detached bungalow located on Old Park Road situated in desirable Upper Clevedon location. This property boasts a delightful sunroom, perfect for enjoying the British sunshine all year round. With three cosy bedrooms, including an en-suite for added convenience, this home offers a comfortable and inviting living space. This older property featuring modern interior exudes character and warmth. The open plan living area is ideal for entertaining guests or simply relaxing with your loved ones. Parking will never be an issue with space for up to four vehicles, making it convenient for both residents and visitors alike. Whether you're looking for a peaceful retreat or a place to call home, this bungalow on Old Park Road offers a unique opportunity to embrace the beauty of Clevedon. Don't miss out on the chance to make this charming property your own.

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: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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

15'9 × 7 (4.80m × 2.13m)

Doors to all rooms, two velux windows, two radiators, loft hatch with pull down ladder, partially boarded with power, storage cupboard, solid wood flooring, smooth ceiling.

Open Plan Living

22'9 × 19'10 (6.93m × 6.05m)

Front aspect double glazed window, rear aspect double glazed window, bi fold door opening to back garden, island with build in storage with dual fuel hob- one gas and 4 electric rings with extractor fan over, fitted with eye and base level units, build in double oven, build in dishwasher, build in fridge, stainless steel sink, build in wine fridge, tv point, three radiators, smooth ceiling with inset spotlights, solid wood flooring.

Sun Room

17'6 × 11'4 (5.33m × 3.45m)

Rear aspect double glazed double door leading to back garden, side aspect double glazed window, front aspect double glazed window, velux window, smooth ceiling with inset spotlights,

Utility Room

11'3 × 5'9 (3.43m × 1.75m)

With wall units, space for fridge freezer, plumbing for washing machine, stainless steel sink, heated towel rail, double glazed window, smooth ceiling with spot lights, solid wood flooring.

Shower Room

7'1 × 5'2 (2.16m × 1.57m)

Rear aspect obscured double glazed window, compromising walk in corner shower, vanity wash hand basin, low level WC, tiled flooring, heated towel rail, smooth ceiling.

Bedroom Two

11'10 × 9'6 (3.61m × 2.90m)

Front aspect double glazed window, radiator, tv point, smooth ceiling.

Bedroom Three

9'11 × 6'11 (3.02m × 2.11m)

Rear aspect double glazed window, build in wardrobe housing Worcester combi boiler, radiator, laminate flooring, smooth ceiling.

Bedroom One

14'4 × 13'2 (4.37m × 4.01m)

Front aspect double glazed window, side aspect double glazed window, two radiators, smooth ceiling, doors to en-suite.

En-Suite Shower Room

13'5 × 6'10 (4.09m × 2.08m)

Rear aspect obscured double glazed window, compromising walk in shower, pedestal wash hand basin, low level WC, bidet, radiator, partially tiled, laminate flooring, smooth ceiling, loft hatch.

Back Garden

Laid to patio, along one side of the garden there is a beautiful stone wall, seating area which enjoys the evening sun, shed, water tap, power plug,

Front

There is a driveway providing off street parking for two cars, the garden to the front is mainly laid to lawn with borders containing shrubs and bushes

Garage/Workshop

With up and over door, power and light. There is a door to separate workshop currently used as beauty studio with power and lights.

Material Information

Additional information not previously mentioned

PROPERTY DESCRIPTION

- 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

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

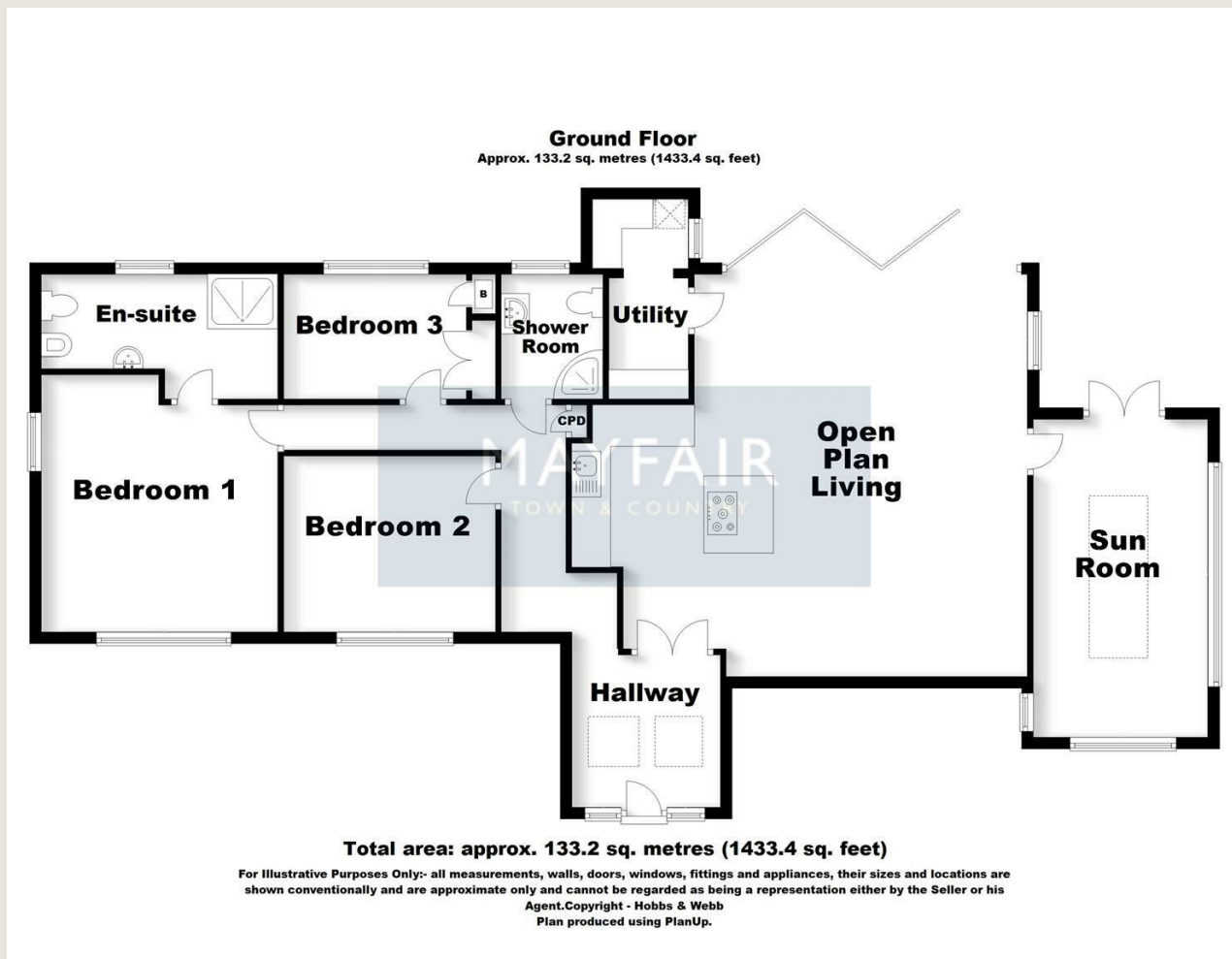
Flood Information:

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

