



31 KINGS ROAD

Clevedon, BS21 7EN

Offers In The Region Of £900,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Welcome to this stunning property located in highly desirable upper Clevedon. This detached older house boasts elegance and charm, offering three reception rooms, perfect for entertaining guests or relaxing with family. With five spacious bedrooms, there is ample space for a growing family or visiting guests. The property enjoys sea views and in addition features a study, utility area, and a convenient downstairs shower room, providing practicality and functionality for modern living. The mature rear garden is a peaceful retreat, ideal for enjoying a morning coffee or hosting summer barbecues. Parking is made easy with space for two vehicles. Don't miss out on the opportunity to own this beautiful property in Clevedon. Contact us today to arrange a viewing and envision the possibilities that this home has to offer.

## 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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Entrance Hall

18'9 × 5'3 (5.72m × 1.60m)

Via wooden door, double radiator, laminate wood flooring, stairs rising to first floor landing, understairs cupboard.

## Lounge

14' × 13'10 (4.27m × 4.22m)

Front aspect double glazed bay window with sea views, radiator, coving to textured ceiling, electric fireplace with marble surround, laminate wood flooring, opening to dining room.

## Dining Room

11'7 × 11'5 (3.53m × 3.48m)

Rear aspect doors to garden room, laminate wood flooring, coving to textured ceiling, radiator.

## Garden Room

11'1 × 9'3 (3.38m × 2.82m)

Rear aspect double glazed windows overlooking rear garden, radiator, tiled flooring.

## Kitchen

15'3 × 11' (4.65m × 3.35m)

Rear aspect double glazed window and sliding patio doors leading to rear garden. Fitted with a range of eye and base level units, inset one and a half bowl stainless steel sink plus drainer unit, integral dishwasher, integral stainless steel oven plus five ring gas hob with extractor fan over, breakfast bar, tiled flooring.

## Utility Area

4'8 × 3'8 (1.42m × 1.12m)

Space and plumbing for washing machine and tumble drier, eye level units, tiled flooring, doors to side porch with access to front and back.

## Shower Room

8'1 × 5' (2.46m × 1.52m)

Comprising double walk in shower, low level WC, pedestal wash hand basin, fully tiled, heated towel rail.

## Study

14'9 × 6'10 (4.50m × 2.08m)

Front aspect double glazed window, laminate wood flooring, radiator, cupboard concealing wall mounted Worcester combination boiler.

## First Floor Landing

Doors to all first floor rooms, loft access (insulated, part boarded, ladder for access).

## Bedroom One

13' × 11'10 (3.96m × 3.61m)

Front aspect double glazed bay window with sea views, radiator, build in wardrobes.

## Bedroom Two

11'8 × 11'1 (3.56m × 3.38m)

Rear aspect double glazed window overlooking rear garden, radiator, build in wardrobes with sliding doors.

## Bathroom

7'8 × 7'7 (2.34m × 2.31m)

Rear aspect obscured double glazed window. Comprising panel enclosed bath, pedestal wash hand basin, low level WC, tiled flooring, walk in shower cubicle, fully tiled, heated towel rail, inset spotlights.

## Bedroom Three

11'7 × 7'4 (3.53m × 2.24m)

Front aspect double glazed window, radiator.

## Bedroom Four

11'4 × 7'4 (3.45m × 2.24m)

Rear aspect double glazed window, radiator, fitted wardrobe.

## Bedroom Five

7'9 × 7'3 (2.36m × 2.21m)

Front aspect double glazed window with views, radiator, fitted wardrobes.

## Front Garden

With steps to front door, driveway providing off street parking, access to side porch, enclosed by hedge, side access,

## Rear Garden

A beautiful rear garden enjoying sea views and mainly laid to lawn, raised flower borders, various trees and shrub borders, enclosed by panel fencing, two sheds located to the bottom of the garden, decked area for large dining table. A perfect garden for entertaining and enjoying a quiet moment.

## Agents Note

The boiler was fitted approximately one year ago (2023), along with the kitchen and fireplace in the lounge.

## 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)







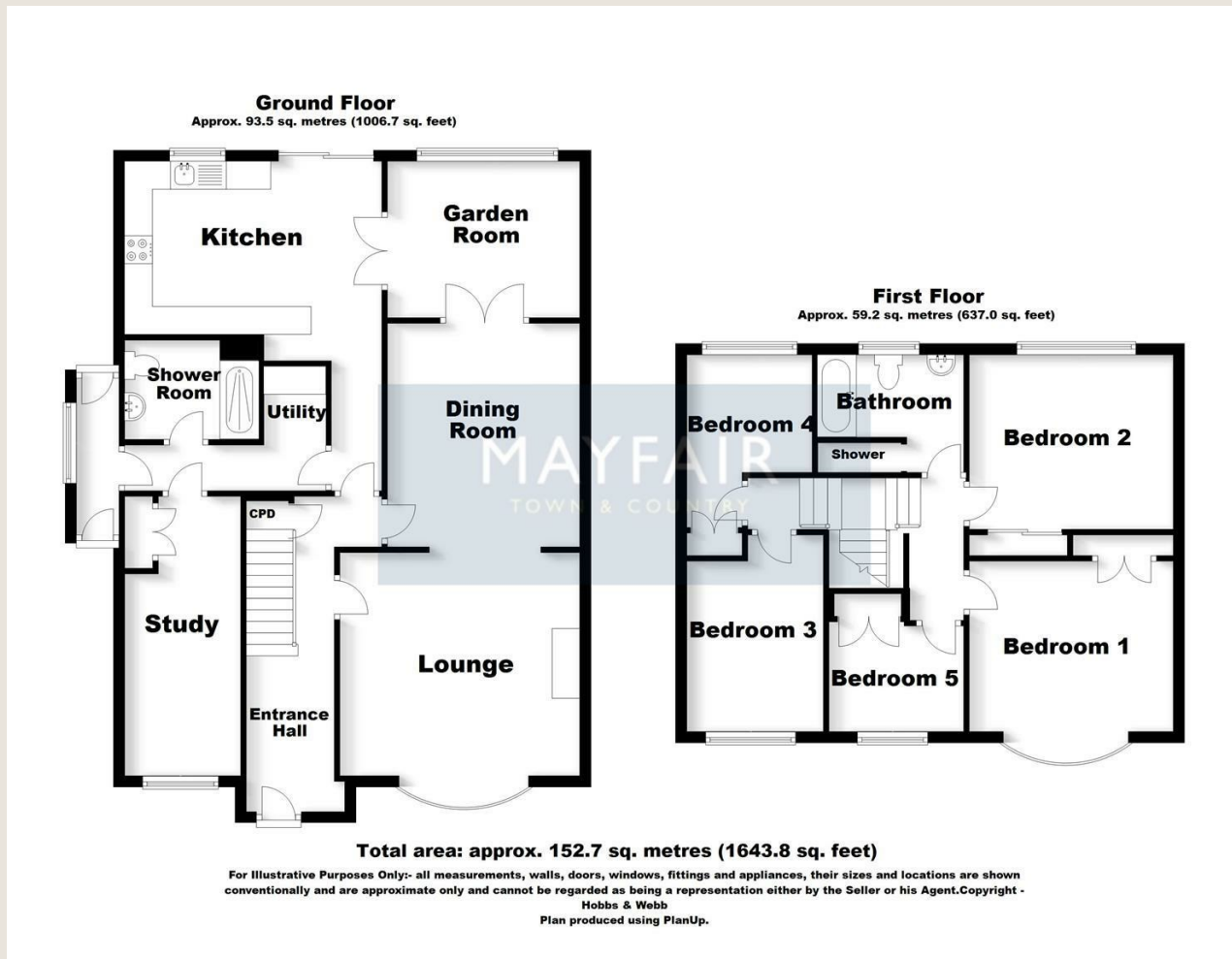












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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

