



## FLAT 4 THE CRAGS, 7 JESMOND ROAD

Clevedon, BS21 7SA

Price £275,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Welcome to this charming two-bedroom first-floor apartment located on Jesmond Road in the picturesque town of Clevedon. As you step into this older property, you are greeted by a delightful bay-fronted lounge, perfect for relaxing or entertaining guests. The large windows offer stunning views, allowing natural light to flood the room and creating a warm and inviting atmosphere. This fantastic flat boasts elegant features that add character and charm to the space, making it a truly unique find. The property offers two bedrooms, bathroom, lounge and kitchen that enjoys views. An internal viewing is highly recommended to appreciate what the apartment has to offer.

## Situation

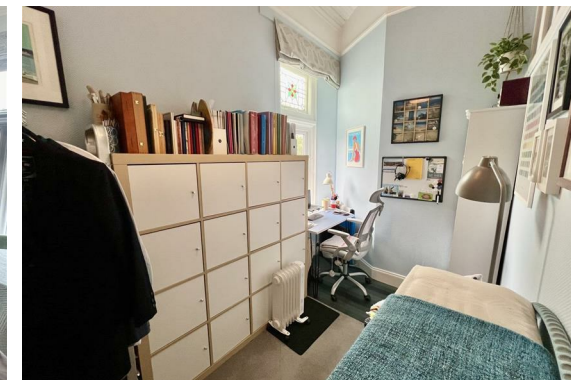
Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The property itself is ideally situated close to the scenic sea front, the iconic 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: B

Tenure: Leasehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(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

## Communal Entrance

Via secure entry phone system, stairs to first floor.

## Entrance Hallway

Rear aspect double glazed window, two radiators, opening to inner hallway area and doors to all rooms.

## Open Plan Living Room

21' x 15'10 (6.40m x 4.83m)

Lounge area- rear aspect bay double glazed window with views, side aspect double glazed window, feature gas fireplace with marble heart and surround, laminate wood flooring, two radiators.

Kitchen area- Fitted with a range of eye and base level units, stainless steel circular sink, space and plumbing for washing machine, space for cooker, extractor fan over, tiled splashback, integral fridge freezer.

## Bedroom One

13'2 x 10'2 (4.01m x 3.10m)

Side aspect double glazed bay window, built in wardrobes, wall mounted Valiant combinational boiler concealed in wardrobes, radiator, coving to ceiling.

## Shower Room

7'4 x 5'7 (2.24m x 1.70m)

Comprising enclosed shower cubicle, low level WC, vanity wash hand basin, heated towel rail, vinyl flooring, tiled walls, extractor fan.

## Bedroom Two

11'1 x 9' (3.38m x 2.74m)

Rear aspect double glazed window, storage cupboards, radiator.

## Leasehold Information

We have been advised that there is a 999 year lease with a remainder of 920 years. The service charge fee is currently £110PCM.

## Material Information

Additional information not previously mentioned

- Mains electric, gas, water.
- 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)









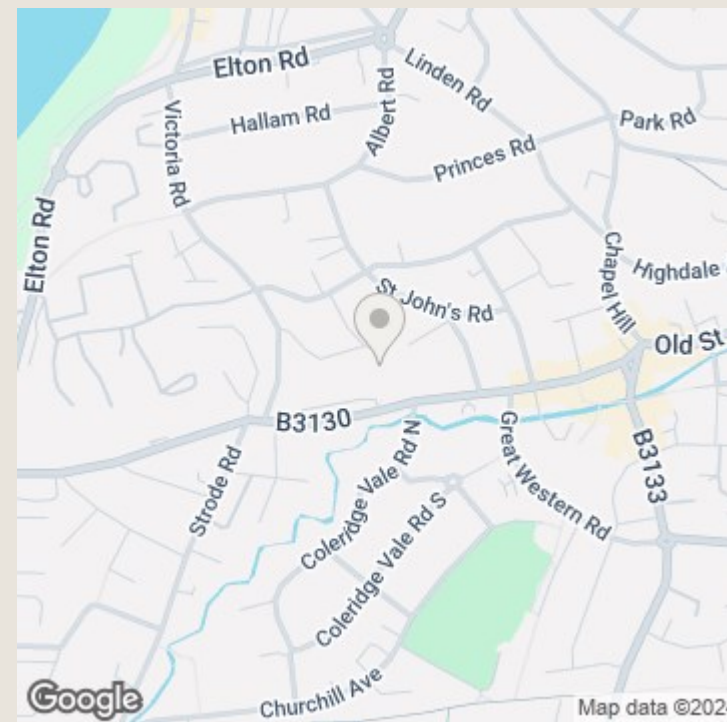
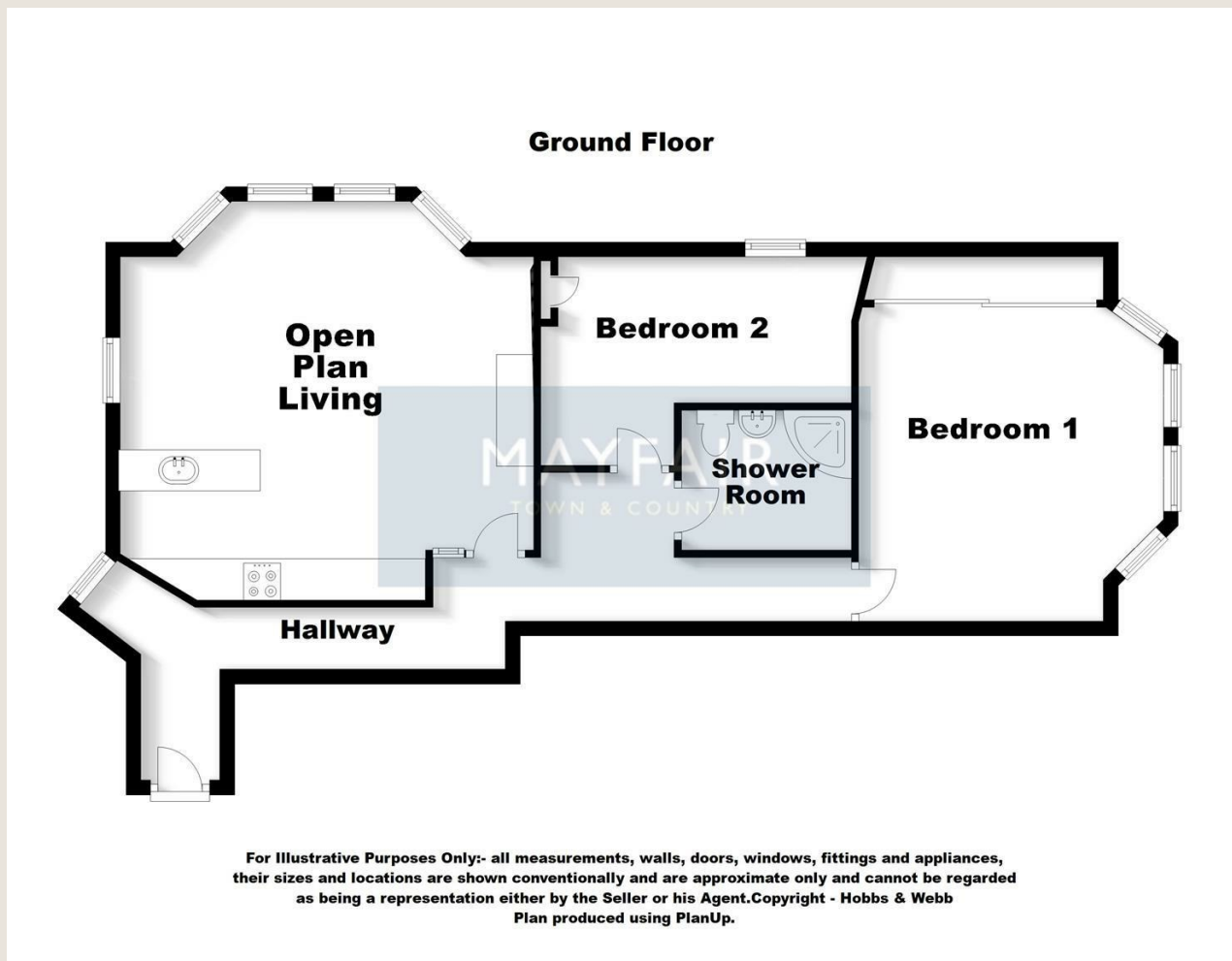












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

