



## BEECH HOUSE | LINDEN ROAD

Clevedon, BS21 7SL

Price £375,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Welcome to this charming and spacious three-bedroom duplex apartment located just a stone's throw away from Hill Road in this sought-after area. This immaculate property boasts a spacious lounge, fitted kitchen, three bedrooms, master with ensuite shower room and main bathroom. The highlight of this apartment is the mezzanine landing, adding a touch of elegance and uniqueness to the space. Convenience is key with two off-street parking spaces and the close proximity to Hill Road means you are just a short stroll away from a variety of shops, cafes, and restaurants, making this an ideal location. Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing today.

## 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, Alexandra Gardens 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\*

0.2 miles - Hill Road

0.4 miles – Clevedon Town Centre

0.3 miles – Clevedon Pier

1.2 miles – Junction 20, M5

\* Distances are approximate & sourced from Google Maps

## Local Authority

Council Tax Band: C

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Communal Entrance

With secure entry phone system, stairs rising to flat, secure meter cupboards.

## Entrance Hall

18'9 × 8' (5.72m × 2.44m)

With stairs rising to first floor landing, doors to all rooms, radiator, large double storage cupboard with lights, smooth ceiling.

## Lounge

16'1 × 13' (4.90m × 3.96m)

Dual aspect room with front and side aspect double glazed windows, smooth vaulted ceiling with fantastic open galleried landing area, double radiator, television point.

## Kitchen

8'10 × 8'4 (2.69m × 2.54m)

Side aspect double glazed window. Fitted with a range of eye and base level units, inset one and a half bowl stainless steel sink and drainer, integral stainless steel gas hob and electric oven, extractor fan over, integral washing machine, integral tall fridge freezer, wine rack, integral dishwasher, tiled flooring.

## Shower Room

8'10 × 5'9 (2.69m × 1.75m)

A fully tiled shower room comprising vanity wash hand basin, low level WC, large walk in shower cubicle, smooth ceiling.

## Bedroom Two

11'9 × 9'11 (3.58m × 3.02m)

Dual aspect room with rear and side aspect double glazed window, radiator, smooth ceiling, television point.

## Bedroom Three

9'2 × 6'11 (2.79m × 2.11m)

Rear aspect double glazed window, radiator, smooth ceiling.

## Galleried Landing

12'10 × 3'4 (3.91m × 1.02m)

Mezzanine landing overlooking lounge, double glazed window, loft hatch (partially boarded large loft space).

## Master Bedroom

12'6 × 11'7 (3.81m × 3.53m)

Rear aspect double glazed window, fitted wardrobes to full wall, smooth vaulted ceiling, radiator, doors to en-suite, doors to cupboard housing Worcester combination boiler, doors to eves storage space.

## En-suite Shower Room

7'10 × 5'3 (2.39m × 1.60m)

A fully tiled shower room comprising corner shower cubicle, vanity wash hand basin, low level WC, tiled flooring, heated towel rail, smooth vaulted ceiling.

## Leasehold Information

We have been advised that there is a 999 year lease from 2004 with a remainder of 979 years remaining. There is a service charge of £1274.84 per annum and £10 per annum for the ground rent.

## Material Information \*

Additional information not previously mentioned

- Mains electric, gas and water.
- 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:

## PROPERTY DESCRIPTION

[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)

Flood Information:  
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

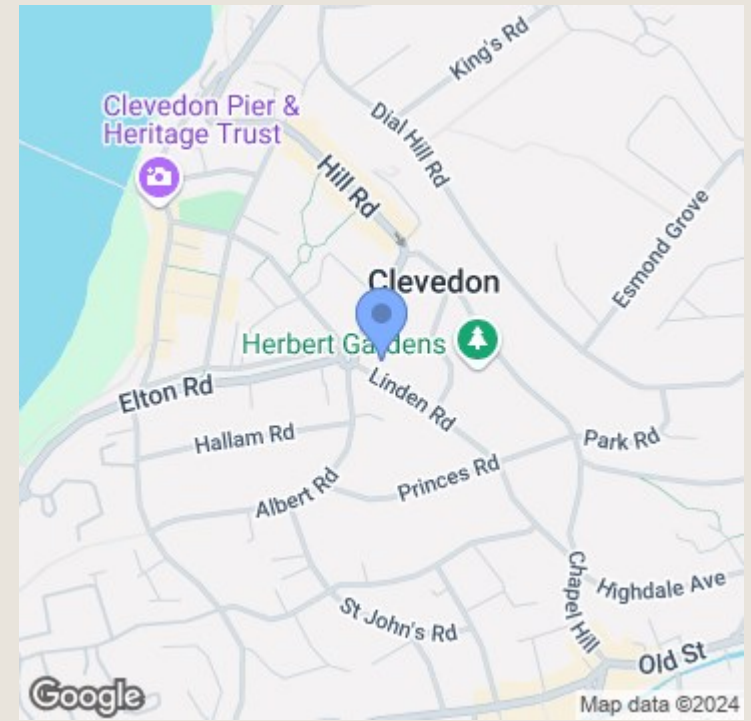








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Plan produced using PlanUp.



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

