



I WICKFIELD

Clevedon, BS21 5EU

Price £399,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Welcome to Wickfield, Clevedon - a charming location that could be the perfect setting for your new home! This delightful extended detached house boasts not one, but three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of room for the whole family to unwind and make this house a home. In addition, two WC's and a family bathroom. Situated in a peaceful cul-de-sac location, this property offers a tranquil retreat from the hustle and bustle of everyday life. The addition of off road parking and a garage provides convenient storage space for your vehicle or any belongings you may have.

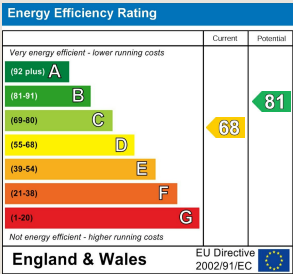
Available with NO ONWARD CHAIN.

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.

Local Authority

North Somerset Council Tax Band: D
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

9'3 × 4'4 (2.82m × 1.32m)

Via UPVC doors, two storage cupboards with shelving, radiator, laminate flooring, stairs to first floor landing, textured ceiling, small loft hatch.

Lounge

14'10 × 10'3 (4.52m × 3.12m)

Front aspect double glazed bay window, coal effect gas fire, laminate flooring, radiator, television point, textured ceiling.

Dining Room

15'1 × 8'7 (4.60m × 2.62m)

Rear aspect double glazed window, two radiators, textured ceiling, laminate flooring, space for large dining table.

Conservatory

9'5 × 8'6 (2.87m × 2.59m)

Double doors to garden, radiator, television point, laminate flooring.

Kitchen

9'9 × 8'5 (2.97m × 2.57m)

Rear aspect double glazed window and doors to garden. Fitted with a range of eye and base level units, freestanding gas cooker with extractor fan over, gas oven, splashback, integrated dishwasher, space for fridge freezer, inset stainless steel one and a half bowl sink, smooth ceiling, laminate flooring.

Cloakroom

8'7 × 5' (2.62m × 1.52m)

Side aspect obscured double glazed window. Comprising low level WC, pedestal wash hand basin, space and plumbing for dishwasher, partially tiled, laminate flooring, smooth ceiling.

First Floor Landing

5'9 × 5'5 (1.75m × 1.65m)

Side aspect double glazed window, radiator, loft hatch, laminate flooring, textured ceiling.

Bedroom One

14'4 × 12'8 (4.37m × 3.86m)

Front aspect double glazed window, built in wardrobes, laminate flooring, radiator, textured ceiling.

Bedroom Two

9'3 × 8'10 (2.82m × 2.69m)

Rear aspect double glazed window, doors to Cloakroom, built in wardrobe, built in storage cupboard housing Valliant combi boiler, radiator, textured ceiling.

Cloakroom

5'5 × 2'5 (1.65m × 0.74m)

Comprising low level WC, pedestal wash hand basin, extractor fan, laminate flooring, textured ceiling.

Bedroom Three

9'10 × 7'4 (3.00m × 2.24m)

Front aspect double glazed window, radiator, laminate flooring, textured ceiling.

Shower Room

8'10 × 6'7 (2.69m × 2.01m)

Rear aspect obscured double glazed window. Comprising large walk in shower, vanity wash hand basin, low level WC, radiator, fully tiled, laminate flooring, textured ceiling, extractor fan.

Garage

15'10 × 8'3 (4.83m × 2.51m)

With up and over door, power and light, fuse box.

Rear Garden

Mainly laid to artificial grass with patio area, raised decking with storage. panel fencing to one side, walling to the other side, various shrubs, side access.

Driveway

Driveway to front with off street parking.

Material Information

Additional information not previously mentioned, we have been advised;

- Mains electric, 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:

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

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

Flood Information:

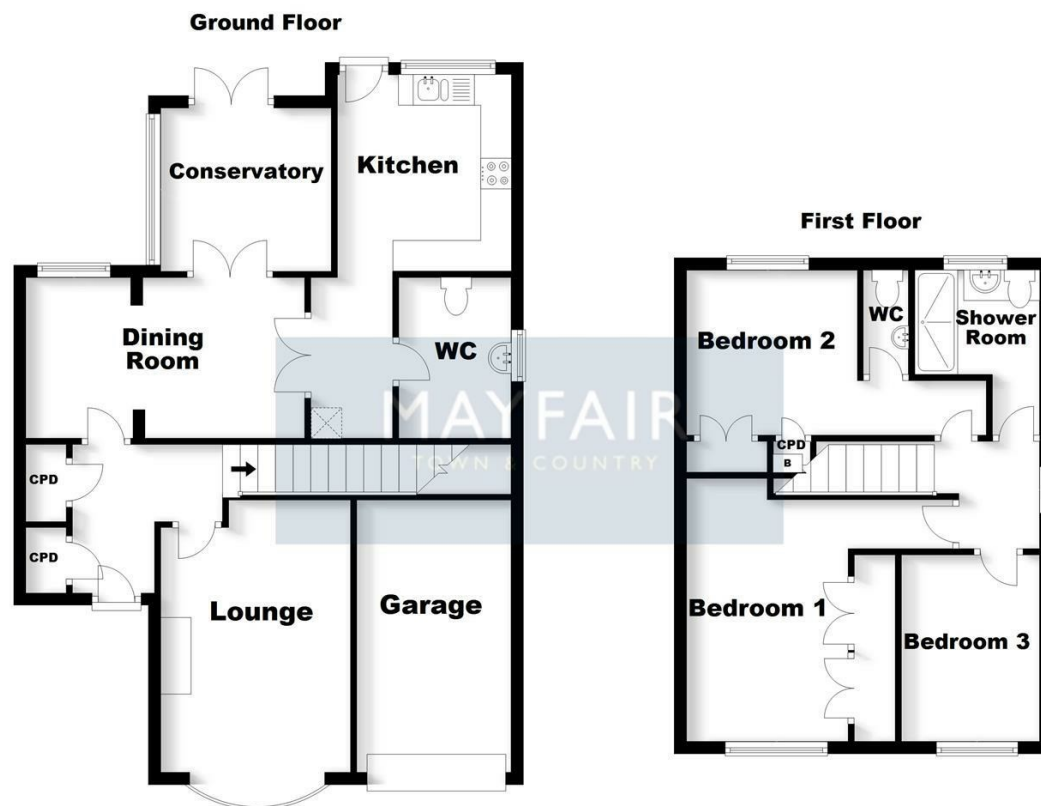
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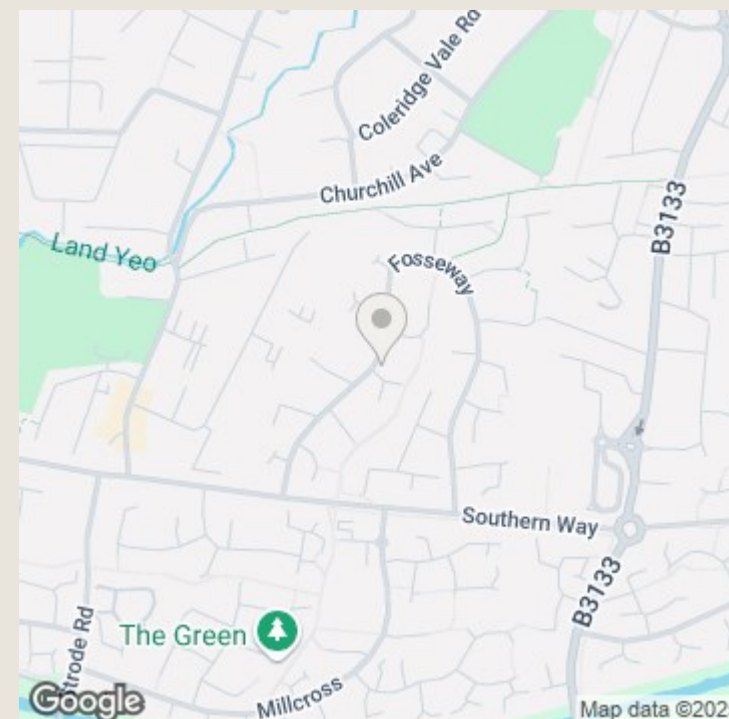








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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

