



**89 STRODE ROAD**

Clevedon, BS21 6QF

**Price £400,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

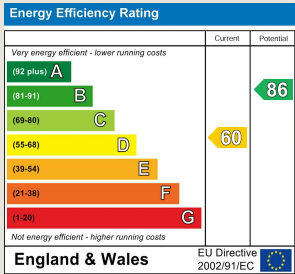
Welcome to this charming terraced cottage located in a delightful area close to amenities. This older property boasts a lounge with exposed beams, conservatory and newly fitted kitchen, cloakroom, two / three bedrooms, and a shower room. Externally there is a large enclosed rear garden with garden room, ideal for gym, study or hobby room. Parking will never be an issue with off-street parking available for numerous vehicles, ensuring convenience for you and your guests. The cottage exudes character with its charming features and cosy atmosphere. Don't miss the opportunity to own this home with its characterful appeal, spacious rooms, and lovely outdoor spaces. Contact us today to arrange a viewing and envision the possibilities this property holds for you. 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: C  
Tenure: Freehold  
EPC Rating: D



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## Entrance Hall

5'2 x 4'2 (1.57m x 1.27m)

Wall mounted cupboard housing fuse box, electric meter, tiled flooring, inner UPVC door leading to inner hallway, radiator, under stairs storage cupboard, stairs rising to first floor landing.

## Lounge

13'7 x 16'11 (4.14m x 5.16m)

Front aspect double glazed box bay window, wood burner, radiator, wooden flooring, exposed beams.

## Bedroom Three / Office

9'11 x 8'3 (3.02m x 2.51m)

Rear aspect double glazed window, radiator, tiled flooring.

## Cloakroom

Comprising low level WC, pedestal wash hand basin, fully tiled walls.

## Kitchen

10'8 x 7'11 (3.25m x 2.41m)

Rear aspect double glazed window. Fitted with a range of eye and base level units, integral gas stainless steel hob, electric oven, stainless steel extractor fan over, inset ceramic sink, integral slimline dishwasher, space for fridge freezer, radiator, opening to inner hallway, door to utility area - space and plumbing for washing machine. Further to conservatory.

## Conservatory

11'10 x 8'5 (3.61m x 2.57m)

Part stone and UPVC construction, tiled flooring, doors to rear garden.

## Bedroom One

13'3 x 9'2 (4.04m x 2.79m)

Front aspect double glazed window, radiator, smooth vaulted ceiling, doors to walk in wardrobe.

## Bedroom Two

9'8 x 8'5 (2.95m x 2.57m)

Rear aspect double glazed window, radiator, smooth vaulted ceiling.

## Shower Room

8'7 x 6'5 (2.62m x 1.96m)

Rear aspect double glazed window. Comprising large walk in shower, low level WC, vanity wash hand basin, stone effect wall, heated towel rail, half tiled walls, wall mounted concealed boiler.

## Garden Room

9'6 x 8'6 (2.90m x 2.59m)

Front aspect double glazed window, with light and power, wooden flooring.

## Rear Garden

Enclosed by panel fencing plus walling, raised decked area, mainly laid to lawn, further patio area laid to shingle, storage shed.

## Front Garden

Laid to block paving providing parking for numerous vehicles.

## Agents Note

Please note the property has been rewired and a new roof in 2023.

## Material Information \*

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas central heating and wood burner

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)

Flood Information:

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









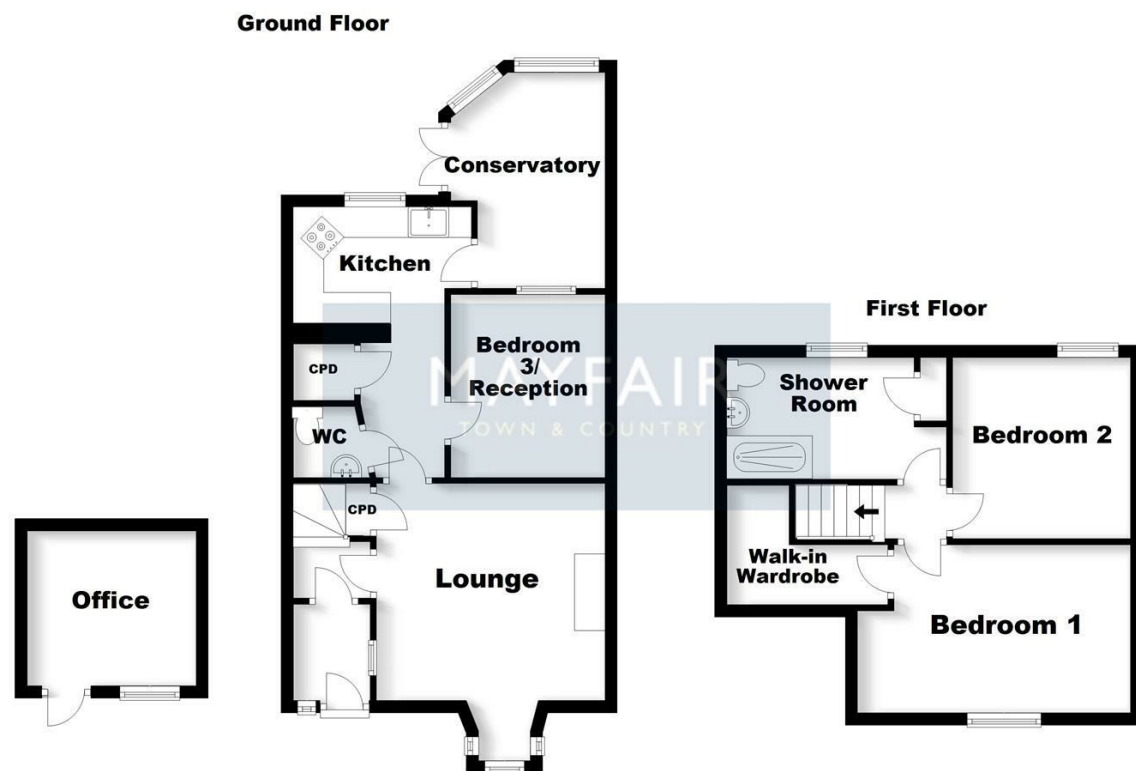




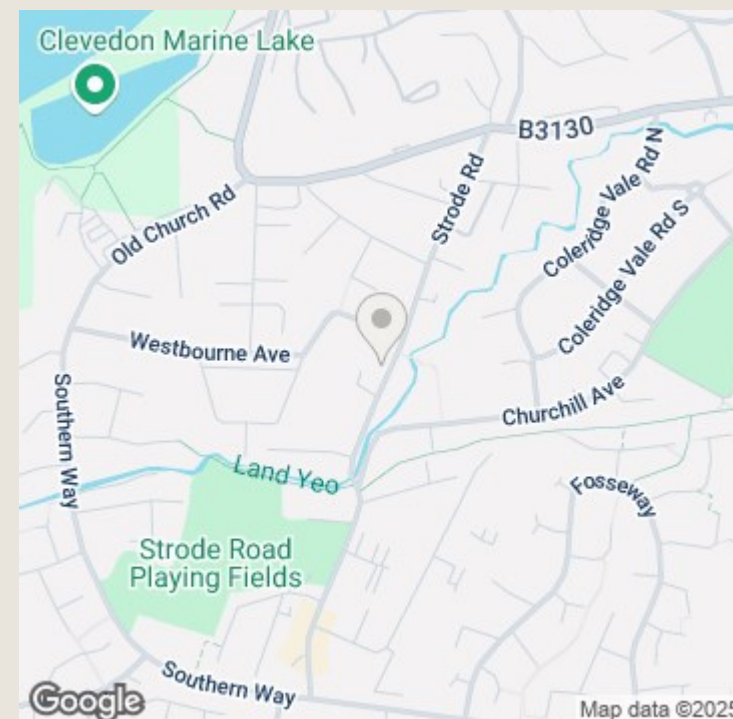








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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

