



23 CLOVER CLOSE

Clevedon, BS21 6EB

Price £299,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated within this convenient cul-de-sac location, this family home is immaculately presented and offers spacious accommodation. With three bedrooms and family bathroom upstairs and an open plan lounge, dining area, and kitchen downstairs, creating a light and airy space for entertaining. There are front and rear gardens and the property also boasts a garage and off street parking. A must see!



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: C
Tenure: Freehold
EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Lounge Area

24'5 max × 15'5 max (7.44m max × 4.70m max)

The property is accessed on the side via side aspect door into lounge, two front aspect double glazed windows, stairs rising to first floor landing, understairs storage cupboard currently housing utility appliances, wall mounted thermostat, two radiators, large open room with dining area and opening into Kitchen.

Kitchen Area

Side aspect double glazed window. A modern fitted kitchen with a range of eye and base level units, inset one and a half bowl sink, inset stainless steel oven, inset four ring electric hob with extractor fan over, inset tall fridge freezer, slimline dishwasher, double doors leading to rear garden.

First Floor Landing

Side aspect double glazed window, radiator, loft hatch, smooth ceiling, smoke detector, over stairs cupboard housing combination boiler.

Bedroom One

12'8 × 9'2 (3.86m × 2.79m)

Front aspect double glazed window, radiator, smooth ceiling.

Bedroom Two

12'2 × 9'2 (3.71m × 2.79m)

Rear aspect double glazed window, radiator, smooth ceiling, cupboard/wardrobe.

Bedroom Three

6'1 × 7'3 (1.85m × 2.21m)

Front aspect double glazed window, radiator, smooth ceiling.

Bathroom

8' × 5'6 (2.44m × 1.68m)

Rear aspect obscured double glazed window. Comprising panel enclosed bath with shower over, low level WC, pedestal wash hand basin, heated towel rail.

Front Garden

Mainly laid to lawn, the front garden doesn't allow for vehicular access, entrance door is located to the side.

Rear Garden

Mainly laid to AstroTurf with paved areas, enclosed by walling and panel fencing, path leading to rear access gate, water tap, wall mounted meter, rear access to garage.

Garage and Parking

With up and over door.

Material Information *

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered ****
- 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:

flood-map-for-planning.service.gov.uk/location

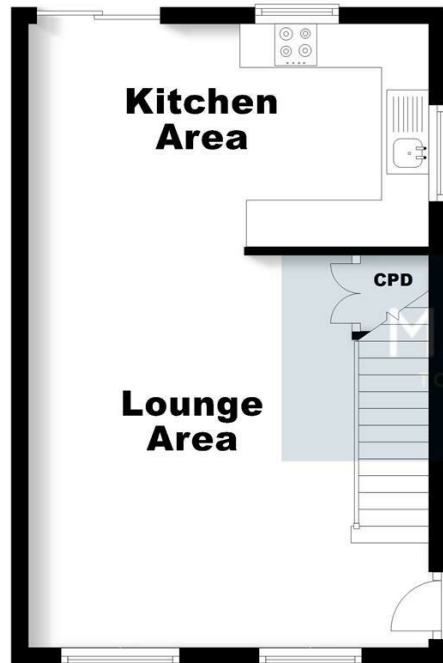




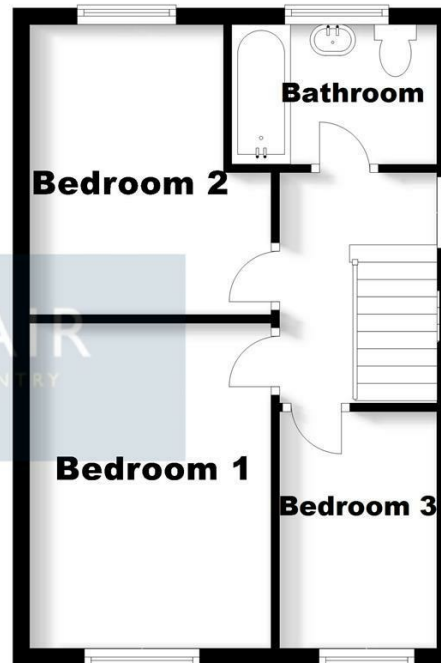




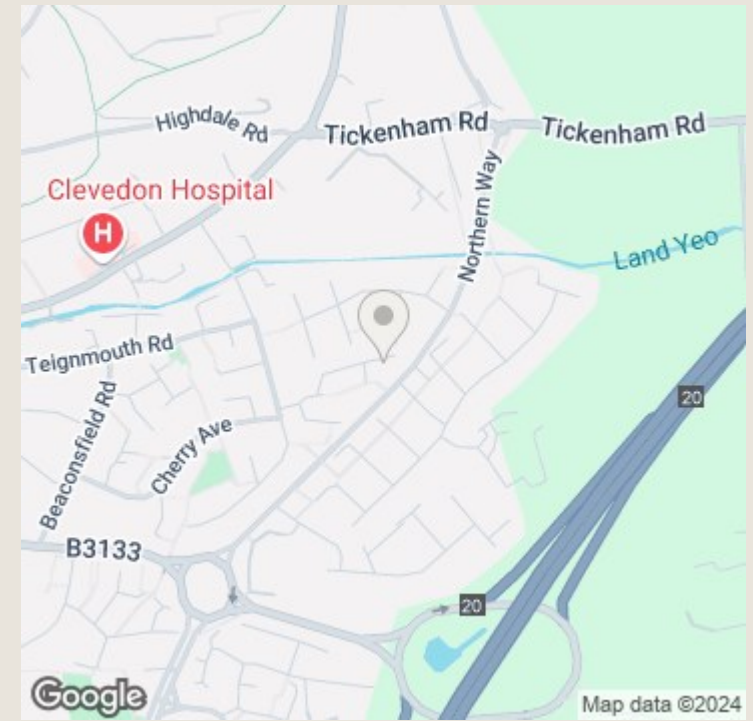
Ground Floor



First Floor



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

01275 341400

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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

