



54 RUDDYMEAD

Clevedon, BS21 5EP

Price Guide £250,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

GUIDE PRICE £250,000 - £260,000

Situated within this convenient cul-de-sac location this two bed terraced home is offered with NO ONWARD CHAIN. With two light and airy bedrooms with built in storage and family bathroom upstairs. Downstairs there is lounge with dining area and a separate kitchen. There is a good size low maintenance 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 within the grounds of Oaklands near Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket, Clevedon seafront, the iconic Grade II listed Pier, Clevedon town centre. 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: Freehold  
EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(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		
England & Wales		
EU Directive 2002/91/EC		

# PROPERTY DESCRIPTION

## Entrance Hall

Via doors, stairs rising to first floor landing, doors to lounge/dining room, radiator, textured ceiling.

## Lounge/Dining Room

17'8 × 11'9 (5.38m × 3.58m)

Front aspect half obscured double glazed window, gas fire, radiator, understairs small cupboard, textured ceiling, tv point, doors to kitchen.

## Kitchen

11'9 × 6'7 (3.58m × 2.01m)

Rear aspect double glazed window, doors to garden. Fitted with a range of eye and base level units, space for small fridge, space for small freezer, space and plumbing for washing machine, integral four ring gas hob with extractor fan over, integral electric oven, one and a half bowl stainless steel sink with drainer, laminate flooring, smooth ceiling.

## First Floor Landing

5'8 × 3' (1.73m × 0.91m)

Loft hatch, doors to all rooms.

## Bedroom One

13'8 × 11'9 (4.17m × 3.58m)

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

## Bedroom Two

10'8 × 6'8 (3.25m × 2.03m)

Rear aspect double glazed window, radiator, large storage cupboard housing Logic combi boiler, laminate flooring, smooth ceiling.

## Bathroom

7'9 × 4'7 (2.36m × 1.40m)

Rear aspect obscured double glazed window, compromising panel enclosed bath with electric shower over, pedestal wash hand basin, low level WC, radiator, half tiled walls, laminate flooring, textured ceiling.

## Rear Garden

Good size garden mainly laid to stone chippings with patio area, rear access gate, panel fencing on both sides, water tap.

## Garage

Single garage situated in a block behind the property with up and over door.

## Material Information

Additional information not previously mentioned

- Mains electric and gas, water metered.
- 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](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)











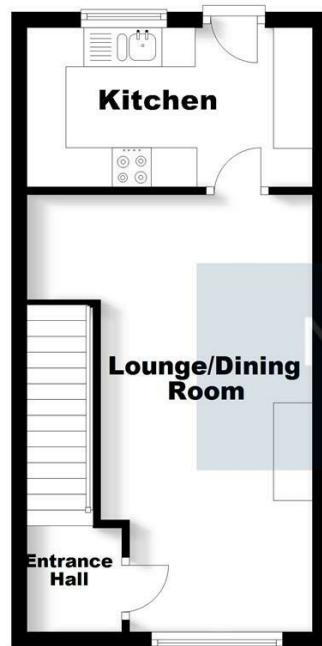




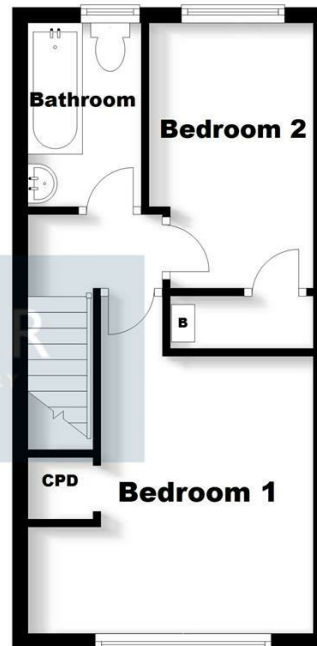




**Ground Floor**  
Approx. 28.3 sq. metres (304.7 sq. feet)

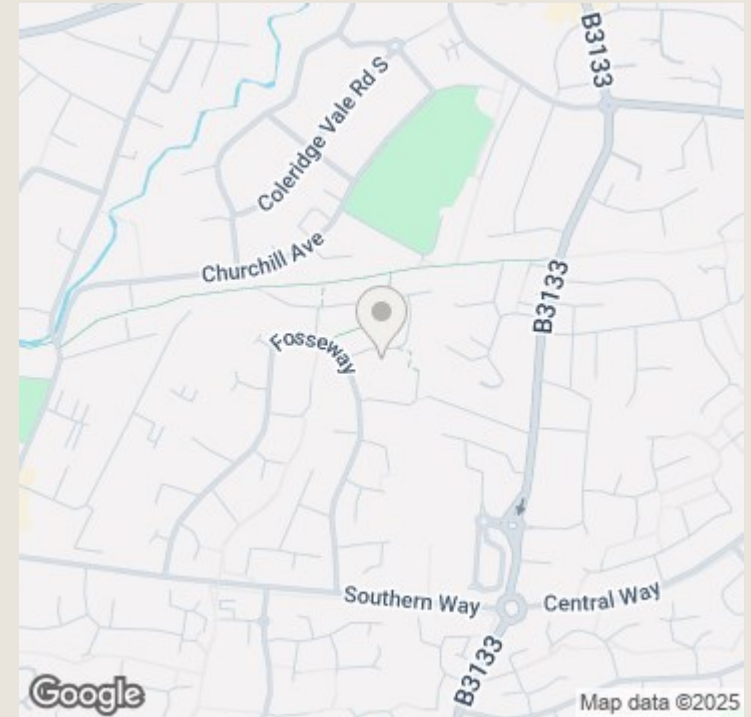


**First Floor**  
Approx. 28.6 sq. metres (308.0 sq. feet)



**Total area: approx. 56.9 sq. metres (612.7 sq. feet)**

**For illustrative purposes only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Hobbs & Webb Plan produced using PlanUp.**



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

