



5A LOWER LINDEN ROAD

Clevedon, BS21 7SU

Price £410,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming semi-detached cottage, located in the highly desirable area of Mid Clevedon. This family home boasts three bedrooms, an 18-foot living room, a naturally light and bright kitchen/dining room, a useful downstairs cloakroom, and a family bathroom. The period property enjoys a pretty outlook across Mid Clevedon, the local church, and benefits from parking and a double garage. It is a rare find in this area.

The garden has been lovingly tended to and provides a wonderful secluded and sunny space to relax in. The garden hosts an array of colourful flowers, shrubs, mature fruit trees and raised beds for those with an interest in growing fruit or vegetables.

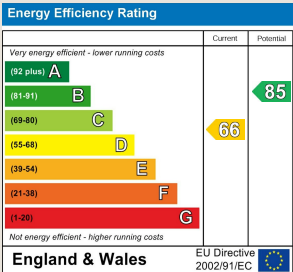
Situation

Clevedon Seafront is an easy stroll away from the property, providing the perfect opportunity to enjoy the picturesque coastal views, leisurely walks along the promenade, Grade II listed Pier or a day out with the family. It's also a short walk to Hill Road's assortment of independent shops, cafes, restaurants, bakeries, delicatessen, wine bar and a contemporary art gallery. Clevedon's artisan outdoor market takes place, between the seafront, Hill Road and Alexandra Road on the first Sunday of every month.

Clevedon is a beautiful, vibrant and extremely sought-after Victorian coastal town, conveniently 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.

Local Authority

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



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Porch

5'9 × 4'6 (1.75m × 1.37m)

Via UPVC double glazed door, Velux window, door to cloakroom.

Cloakroom

4'6 × 3'8 (1.37m × 1.12m)

Side aspect obscure double glazed window. Comprising low level WC, pedestal wash hand basin, heated towel rail.

Lounge

18'11 × 12'9 (5.77m × 3.89m)

Rear aspect double glazed window, stairs raising to first floor landing, coving to smooth ceiling, radiator, fireplace with tiled surround and wooden mantle.

Kitchen/Dining Room

14'8 × 12'9 (4.47m × 3.89m)

Dual aspect room with two rear and side aspect double glazed windows, rear aspect double glazed door. Fitted with a range of eye and base level units, inset stainless steel sink integral dishwasher, space and plumbing for washing machine, integral electric oven.

First Floor Landing

23'7 × 2'11 (7.19m × 0.89m)

Doors to all rooms, radiator, storage cupboard,

Bedroom One

11'8 × 10'1 (3.56m × 3.07m)

Dual aspect room with rear and side aspect double glazed windows, loft hatch, smooth ceiling, radiator.

Bedroom Two

7'9 × 7'8 (2.36m × 2.34m)

Rear aspect double glazed window, fitted wardrobes, storage cupboard, radiator.

Bedroom Three

7'9 × 6'11 (2.36m × 2.11m)

Rear aspect double glazed window, radiator, smooth ceiling.

Bathroom

7'9 × 5'4 (2.36m × 1.63m)

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

Rear Garden

Enclosed by panel fencing, laid to lawn with paved areas perfect for seating / dining areas, gated access leading to garden and entrance hall, flower borders,

Double Garage

27'9 × 18'3 (8.46m × 5.56m)

A large garage situated in the rear garden, ideal for storage, parking or to utilise as a further space.

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:

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

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

Flood Information:

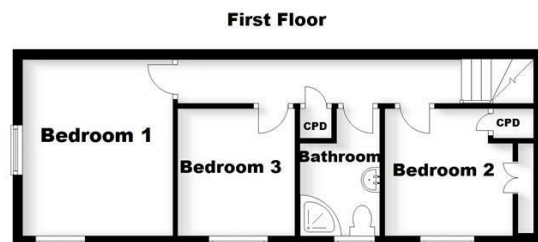
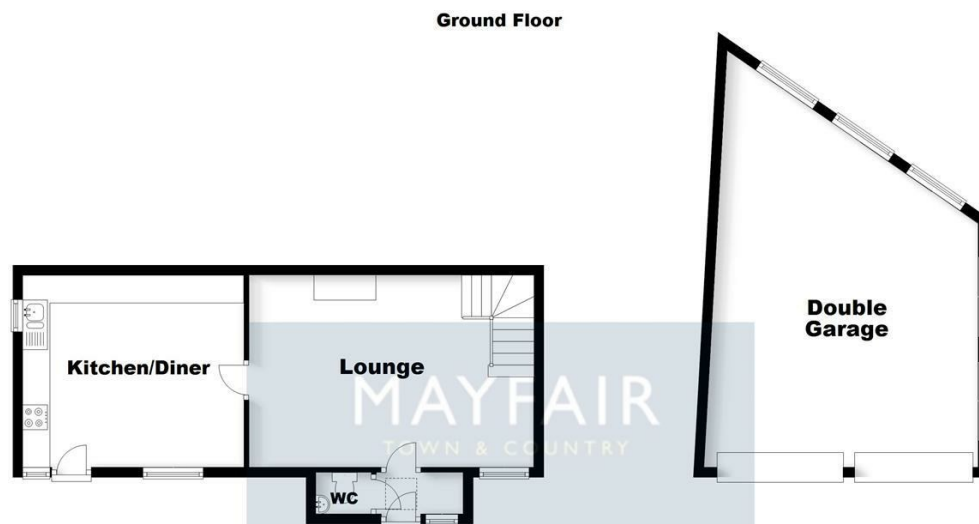
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For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. 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

