



25 HOMEGROUND

Clevedon, BS21 5AL

Price Guide £340,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

GUIDE PRICE £340,000 - £350,000

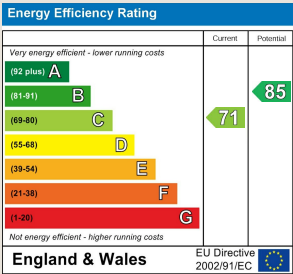
Nestled in a desirable location, this charming three-bedroom detached family home is in a tucked-away position, providing a sense of privacy while still being close to local amenities. The home features a light and airy Lounge, Kitchen / Dining Room, Conservatory, three bedrooms and family Bathroom. The property sits on a good size plot with front and rear gardens, additionally, the property includes a garage and parking, ensuring that you have ample space for vehicles and storage. With its appealing features and prime location, this detached house is sure to attract interest.

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: D
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Entrance Hall

Via uPVC double glazed door, radiator, wall mounted fuse box, smooth ceiling, stairs rising to first floor landing, vinyl flooring.

Lounge

14'9 x 11'4 max (4.50m x 3.45m max)

Front aspect double glazed window, radiator, smooth ceiling, vinyl flooring, door to Kitchen.

Kitchen / Dining Room

14'8 x 10'11 (4.47m x 3.33m)

Rear aspect double glazed window. Fitted with a range of eye and base level units, inset stainless steel sink and drainer unit, space for cooker and fridge freezer, space and plumbing for washing machine, radiator, smooth ceiling, vinyl flooring, understairs storage cupboard, opening to Conservatory.

Conservatory

Of uPVC construction, doors leading to rear garden.

First Floor Landing

With doors to all rooms, loft hatch, airing cupboard housing Ideal combination boiler.

Bedroom One

14'8 x 8'3 (4.47m x 2.51m)

Front aspect double glazed window, radiator.

Bedroom Two

11'2 x 8'3 (3.40m x 2.51m)

Rear aspect double glazed window, radiator.

Bedroom Three

8'4 x 6'4 (2.54m x 1.93m)

Front aspect double glazed window, radiator.

Bathroom

6'4 x 5'5 (1.93m x 1.65m)

Rear aspect double glazed obscure window. Comprising panel enclosed bath with shower over, pedestal wash hand basin, low level WC, tiled splashbacks, vinyl flooring, inset spotlights.

Front Garden

Tucked away and providing off street parking to the front and additional area in front of driveway, areas laid to lawn.

Garage

With up and over door, light and power.

Rear Garden

Enclosed by panel fencing and mainly laid to lawn, decked area with additional paved area, outside water tap, electrics, side access gate, door to garage.

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:

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

