



**29 HOMEGROUND**

Clevedon, BS21 5AL

**Price £399,950**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

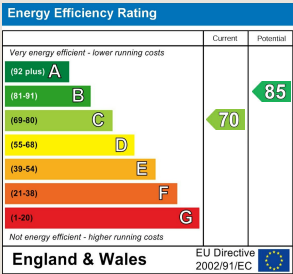
This detached family home is immaculately presented and offers a perfect blend of comfort and convenience. The heart of the home is the delightful kitchen and breakfast room, which opens into a large dining room, perfect for entertaining guests. There is a downstairs shower room next to the dining room which is ideal for families or possible potential annex use. There are three bedrooms and a family bathroom to the first floor. There are front and rear gardens and driveway parking to the front. The location is particularly desirable, offering a peaceful residential atmosphere while remaining close to local amenities, schools, and transport links. Don't miss the chance to make this lovely house your new home.

## 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 composite door, radiator, wall mounted fuse box, with stairs rising to first floor landing.

## Lounge

14'9 × 11' 4 max (4.50m × 3.35m 1.22m max)

Front aspect double glazed window, radiator, smooth ceiling, LVT flooring, door to Kitchen / Breakfast Room.

## Kitchen / Breakfast Room

14'8 × 10'11 (4.47m × 3.33m)

Rear aspect double glazed window and doors leading to rear garden. Fitted with a range of eye and base level units, inset sink and drainer unit, integral stainless steel cooker and electric hob, extractor fan, space for fridge freezer, integral washing machine and dishwasher, understairs storage cupboard, radiator, smooth ceiling, LVT flooring, opening to Dining Room.

## Dining Room

13'10 × 8'5 (4.22m × 2.57m)

Front aspect double glazed window, radiator, smooth ceiling, LVT flooring, door to downstairs shower room.

## Downstairs Shower Room

8'3 × 4'11 (2.51m × 1.50m)

Comprising low level WC, pedestal wash hand basin, walk in shower, heated towel rail, smooth ceiling.

## First Floor Landing

With doors to all first floor rooms, airing cupboard housing Viessmann combination boiler, loft hatch.

## Bedroom One

12'11 into wardrobes × 8'3 (3.94m into wardrobes × 2.51m)

Front aspect double glazed window, built in wardrobes, radiator.

## Bedroom Two

11'2 × 8'3 (3.40m × 2.51m)

Rear aspect double glazed window, radiator, smooth ceiling.

## Bedroom Three

Front aspect double glazed window, radiator.

## Bathroom

6'4 × 5'5 (1.93m × 1.65m)

Rear aspect obscure double glazed window. Comprising panel enclosed bath with mixer taps, pedestal wash hand basin, low level WC, smooth ceiling, vinyl flooring.

## Front Garden

Laid to stone peddles, driveway laid to paving providing off street parking.

## Rear Garden

Enclosed by panel fencing, laid to artificial grass, decked area, shed with power, paved area, outside tap and electrics.

## 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

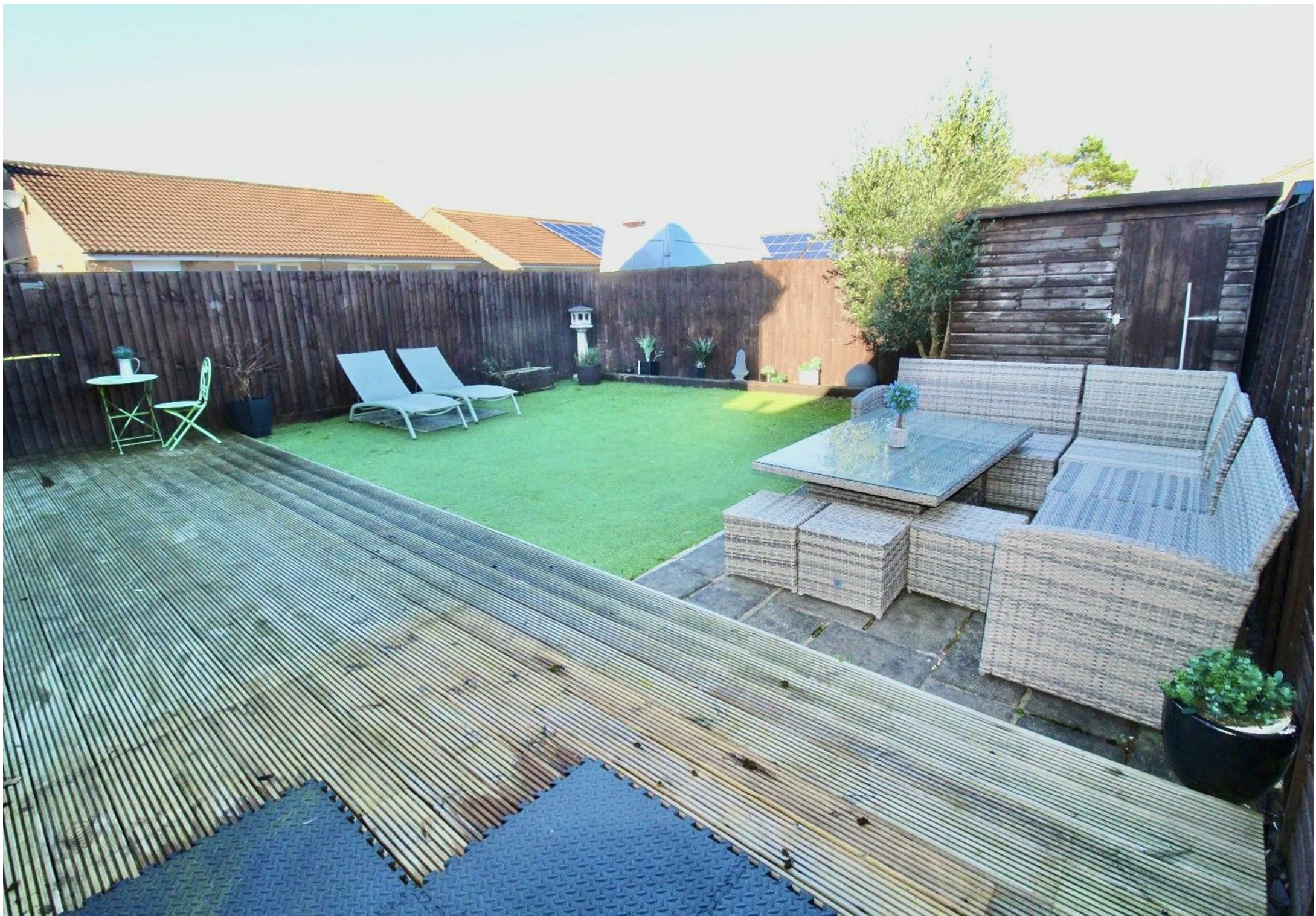
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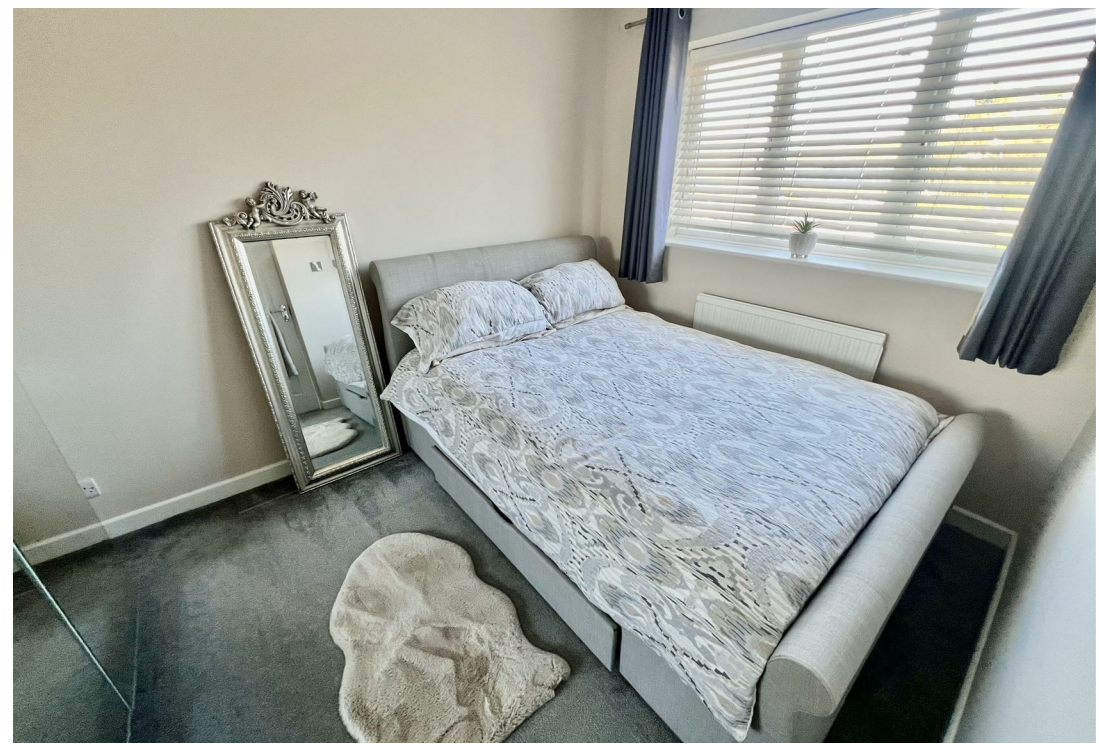
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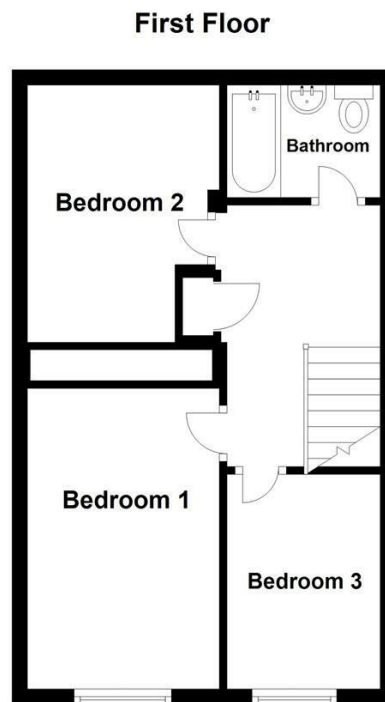
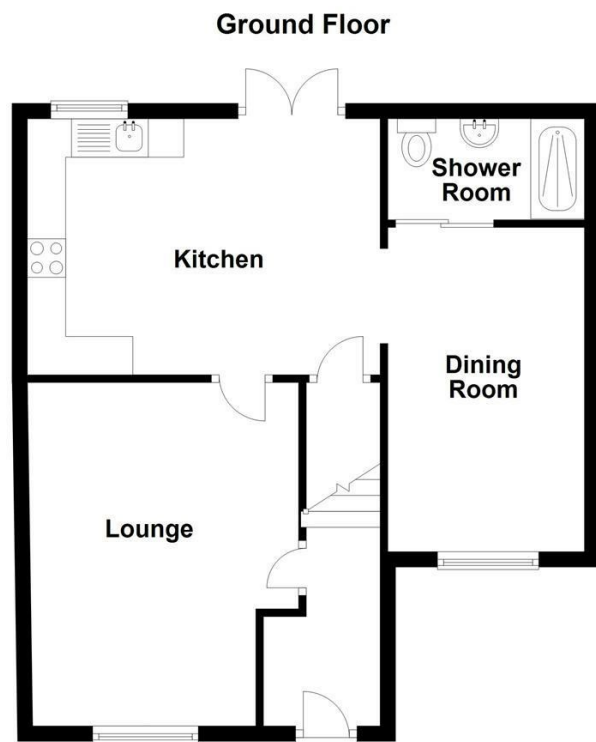
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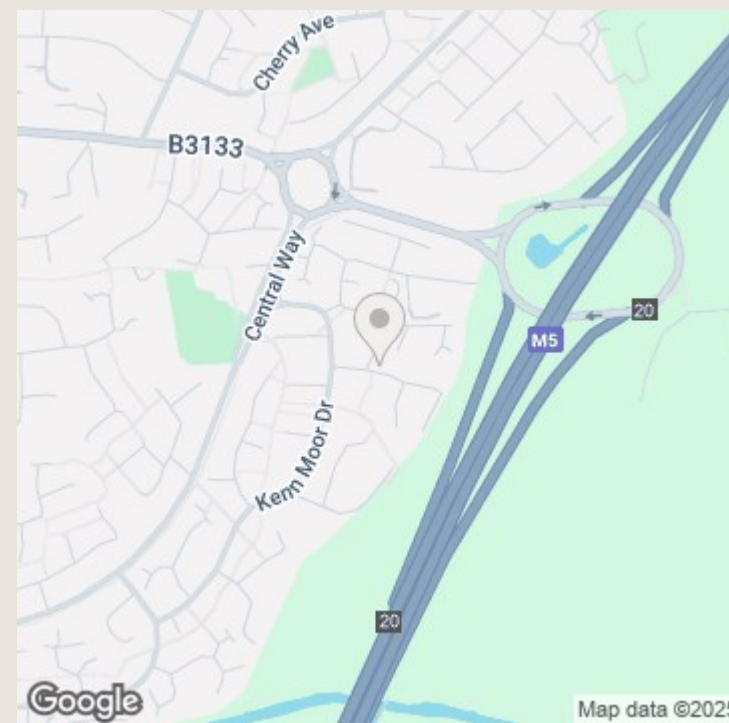








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Plan produced using PlanUp.



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

