



15A WELLINGTON TERRACE

Clevedon, BS21 7PT

Price £775,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

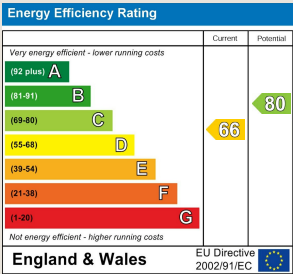
This unique detached bungalow is ideally situated close to both Walton St Mary and Hill Road but tucked away enough for complete privacy. The property itself offers spacious accommodation throughout with open plan sitting room and adjoining dining room, separate kitchen / breakfast room, two double bedrooms, master with ensuite and walk in wardrobe facility, an additional delightful sun room / bedroom three opening onto the rear garden and further shower room. Externally there are gardens on three sides with decked veranda to front enjoying views. There is a detached garage, driveway parking, pedestrian access and enclosed entrance vestibule.

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: F
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

Via front entrance door, two radiators, wall mounted fuse box, rear aspect window, steps leading to inner hallway, airing cupboard and doors to all rooms.

Sitting Room / Dining Room

sitting room- 17'9 x 15' 8 dining -15'7 x 10' 3 (d (sitting room- 5.41m x 4.57m 2.44m dining -4.75m x)

Front aspect sliding doors leading to front garden, three further windows, living flame gas fire, steps to dining area, four radiators, wooden flooring, Virgin Media point.

Kitchen

18'1 max x 11'8 max (5.51m max x 3.56m max)

Side aspect window and door. Fitted with a range of eye and base level units, inset one and a half bowl sink, integral electric oven and separate gas hob, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, tiled flooring, wall mounted Vaillant boiler, radiator.

Sun Room

10'3 x 9'3 (3.12m x 2.82m)

A delightful room with rear aspect bifold doors leading to rear garden, wood flooring, Virgin Media point, two tall radiators.

Bedroom One

14'2 x 11'1 (4.32m x 3.38m)

Side aspect window, radiator, wooden flooring, door to ensuite bathroom and walk-in wardrobe.

Ensuite Bathroom

9'4 x 7'9 (2.84m x 2.36m)

Comprising walk in shower, panel enclosed bath, low level WC, two heated towel rails, cabinet with shaver point, radiator, tiled flooring, part tiled walls, door to walk in wardrobe with radiator.

Bedroom Two

15'8 max x 11'9 (4.78m max x 3.58m)

Rear aspect window, radiator, wooden flooring, Virgin Media point.

Shower Room

Rear aspect window. Comprising fully tiled with low level WC, pedestal wash hand basin, heated towel rail, cabinet with shaver point.

Front Garden

The property is accessed via a number of steps within the enclosed entrance vestibule The raised garden area is mainly laid to lawn with large decked area which enjoys views across the Channel, there are various shrubs and trees in this delightful area, paved areas around the property with a number of different areas to enjoy, garden shed.

Rear and Side Gardens

With paved areas and steps leading to different sections of the garden, enclosed by panel fencing with various fruit trees and shrubs, shingle areas, outside tap, four water butts, large summerhouse. All of the garden areas offer a different feel and will be appreciated to suit different needs.

Garage and Off Street Parking

A detached garage with light and power, driveway parking directly outside the garage with further additional parking area.

Material Information *

Additional information not previously mentioned

- Mains electric, gas and water.
- Water meter.
- 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:

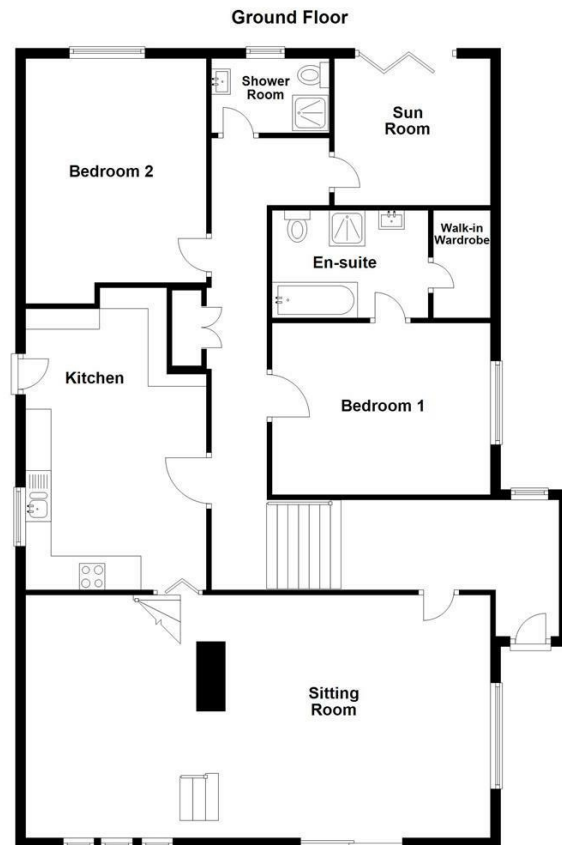
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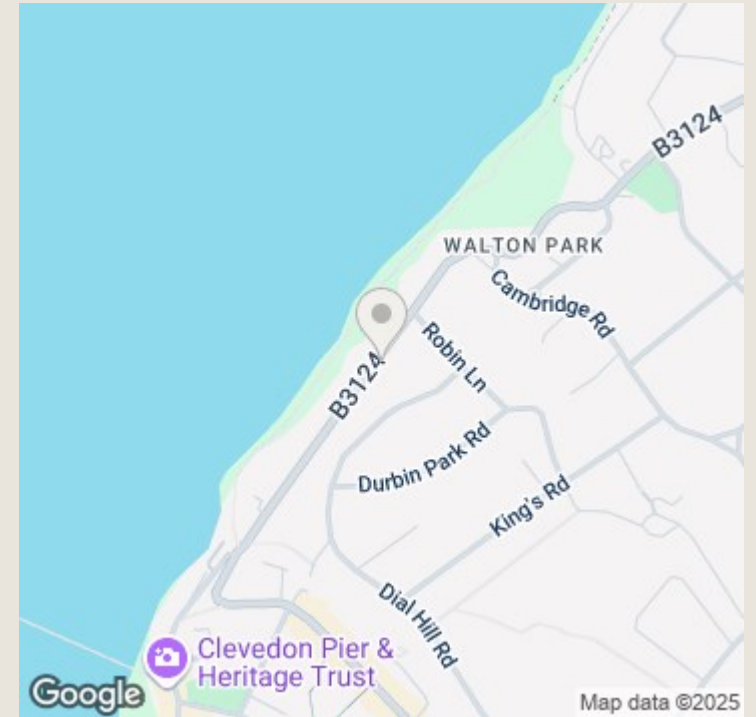








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Plan produced using PlanUp.



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

01275 341400

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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

