



11 BYWAYS PARK

Clevedon, BS21 6UR

Guide Price £250,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

GUIDE PRICE £250,000 - £260,000

Welcome to this charming park home located in the picturesque Byways Park on Strode Road in Clevedon. This delightful property boasts a cosy reception room, perfect for relaxing after a long day. With two bedrooms and two bathrooms, there is ample space for guests to stay comfortably. Situated in a tranquil park home setting, this property offers a peaceful retreat from the hustle and bustle of everyday life. The off-road parking adds convenience for residents, ensuring there is always a space available for your vehicle. Whether you are looking for a permanent residence or a holiday home, this park home provides a wonderful opportunity to enjoy the beauty of Clevedon and its surroundings. Don't miss out on the chance to make this lovely property your own!

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: A
Tenure: Freehold
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Entrance Hall

11'4 × 9'8 (3.45m × 2.95m)

Doors to all rooms, vinyl flooring, radiator, storage cupboard, loft access with pull down ladder and lights, textured ceiling.

Lounge/Dining room

19'5 × 16'4 (5.92m × 4.98m)

Two front aspect double glazed windows, two side aspect double glazed windows, coal effect electric fire place, new carpet throughout, three radiators, tv point, space for dining table, textured ceiling.

Kitchen

11'2 × 9'6 (3.40m × 2.90m)

Rear aspect double glazed window, fitted with eye and base level units, space and plumbing for washing machine, space and plumbing for dishwasher, freestanding four ring gas cooker with double oven, freestanding fridge freezer, ceramic sink, tiled walls, build in storage cupboards housing brand new Valliant combi boiler, radiator, tv point, textured ceiling.

Bedroom One

9'8 × 8'3 (2.95m × 2.51m)

Front aspect double glazed window, build in wardrobes, radiator, textured ceiling, doors to en-suite.

En-suite

9'5 × 5' (2.87m × 1.52m)

Side aspect obscured double glazed window, walk in shower, low level WC, vanity hand wash basin, vinyl flooring, radiator, partially tiled, textured ceiling.

Bedroom Two

10' × 8'2 (3.05m × 2.49m)

Rear aspect double glazed window, build in wardrobes, radiator, textured ceiling.

Bathroom

7' × 5'5 (2.13m × 1.65m)

Front aspect obscured double glazed window, panel enclosed jacuzzi bath, low level WC, vanity hand wash basin, partially tiled, radiator, vinyl flooring, textured ceiling.

Outside

There is a driveway providing off street parking for one car, back garden enclosed by panel fencing and hedging, pathway, shed, greenhouse, space for garden table and chairs at the back, mainly laid to stone chippings, all-round garden, mature shrubs and flower beds.

Agent Notes

Over 55's. We have been advised that there is a site fee of £224.06 per month.

Material Information

Additional information not previously mentioned

- Mains electric and gas, water.
- 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

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

Flood Information:

flood-map-for-planning.service.gov.uk/location

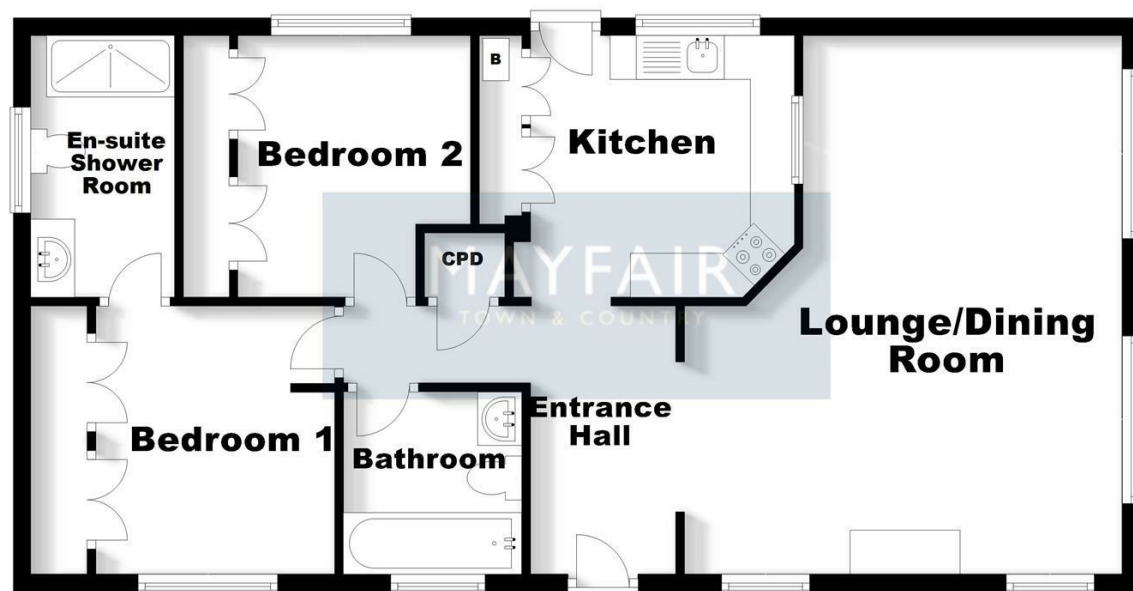




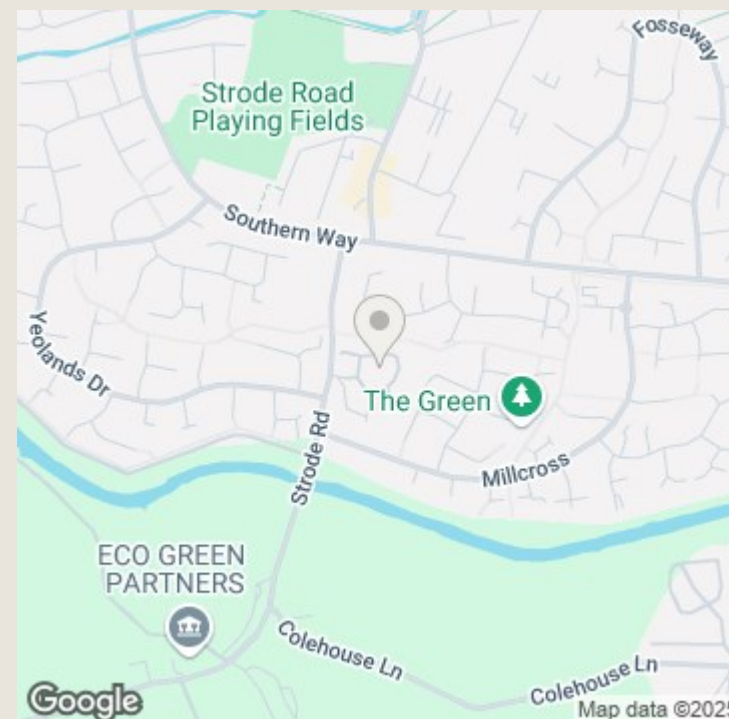




Ground Floor



**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

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

