



FLAT 5, WALTON PINES 42 WELLINGTON TERRACE

Clevedon, BS21 7BJ

Guide Price £250,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

GUIDE PRICE £250,000 - £275,000

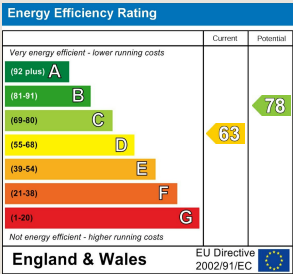
This delightful apartment boasts stunning sea views that will take your breath away. With two double bedrooms, a light and airy lounge opening into the kitchen / breakfast room and bathroom. The coastal views from this property are truly mesmerising, providing a sense of tranquillity and relaxation. There is an allocated parking space located to the front of the building.

## 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: B  
Tenure: Leasehold  
EPC Rating: D



# PROPERTY DESCRIPTION

## Communal Hallway

Communal entrance door with intercom system leads into hallway. With stairs leading to the top floor landing.

## Entrance Hall

Access to loft space with light and power, smoke alarm, telephone entry system, built in cloaks cupboard housing wall mounted combination Vaillant gas boiler, fuse box, radiator. Doors to all rooms.

## Lounge

14'3" x 12'5" (4.34 x 3.78)

Rear aspect double glazed window with fantastic views over the Bristol Channel, television point, smooth ceiling, radiator, opening to kitchen.

## Kitchen / Breakfast Room

11'8" x 11'5" (3.56 x 3.48)

Rear aspect double glazed window offering panoramic coastal views. Fitted with a range of matching eye and base level units with work surfaces over, inset ceramic twin sink unit with central mixer tap and tiled splash backs, built in electric oven and microwave with induction hob, extractor hood over, space and plumbing for washing machine, integral slimline dishwasher, space for fridge freezer, radiator, vinyl flooring, smooth ceiling.

## Bedroom One

13'11" x 13'2" (4.24 x 4.01)

Front aspect double glazed window, radiator, smooth ceiling.

## Bedroom Two

9'11" x 9'5" (3.02 x 2.87)

Front aspect double glazed window, radiator, smooth vaulted ceiling.

## Bathroom

7'2" x 6'4" (2.18 x 1.93)

Comprising panelled enclosed P-shaped bath unit with shower over, low level WC, vanity wash hand basin, shaver point, part tiled walls, vinyl flooring, heated towel rail, fitted mirror, smooth ceiling.

## Outside

There is one allocated parking space to the front of the building.

## Leasehold information

We have been advised that there is a 999 year lease with 951 years remaining. The current monthly management fee is £100.00 per month.







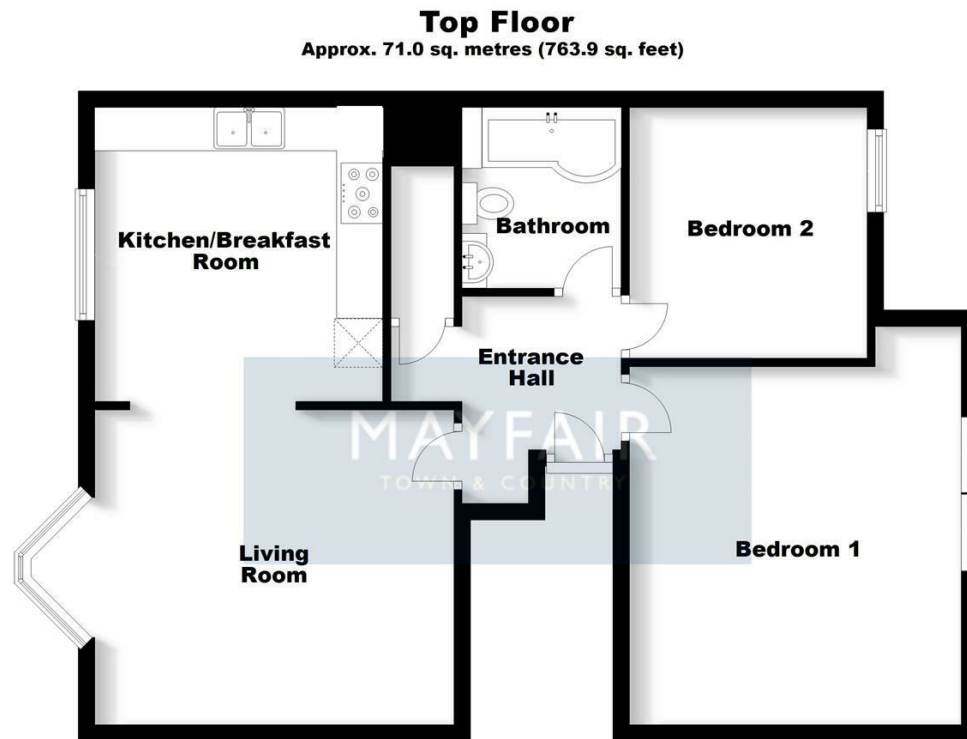












**Total area: approx. 71.0 sq. metres (763.9 sq. feet)**

**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**

[clevelandon@mayfairproperties.net](mailto:clevelandon@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

