



20 GARDENS ROAD

Clevedon, BS21 7QG

Guide Price £425,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

GUIDE PRICE £425,000 - £450,000

Sitting in a highly desirable mid Clevedon position, Gardens Road is an elegant destination offering mainly period properties of great character and charm located next to Alexandra Park. This first floor flat offers a wonderful and seamless mix of period features and contemporary design to create a home that is truly inviting. Comprising an inviting and grand entrance hallway, impressive lounge with feature fireplace, stylish fitted kitchen/diner with ample space to cook and eat, two double bedrooms and a further two reception rooms that could easily be studies or further bedrooms and a luxurious bathroom, the layout is both spacious and practical.

The location is second to none with easy access to Clevedon's iconic sea front and the delightful mix of independent boutiques, cafes and restaurants along Hill Road. Offering a fabulous opportunity to such a wide range of buyers, early interest is anticipated

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. Gardens Road 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

The local area

- The local area*
- 0.5 miles – Hill Road
- 0.6 miles – Clevedon Pier
- 1.1 miles – Junction 20, M5
- * Distances are approximate & sourced from Google Maps

Local Authority

NORTH SOMERSET Council Tax Band: B
Tenure: Leasehold
EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(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 Hallway

10'3 × 10'1 (3.12m × 3.07m)

Entrance via ornate panelled glazed door, Doors to all rooms, steps rising to upper level, Radiator

Kitchen/Diner

16'2 × 13'10 (4.93m × 4.22m)

Original Sash window to side elevation, Range of wall and base units with roll edge work surfaces, sink unit with mixer tap over, radiator

Study/Bedroom Three

15'8 × 9'10 (4.78m × 3.00m)

Original Sash window to side elevation, cast iron fireplace, Door to

Utility/W.C

Sash window to side elevation, Low level W.C., space for washing machine & Tumble dryer and additional storage

Study/Bedroom Four

15'8 × 10'5 (4.78m × 3.18m)

Sash window to side elevation, cast iron fireplace, TV point, phone point

Living Room/Lounge

21'2 × 12'2 (6.45m × 3.71m)

Four original sash windows to front & side elevation, Cast iron fireplace, TV point, phone point via broad band

Bedroom One

17'8 × 12'6 (5.38m × 3.81m)

Four original sash windows to front & side elevations, Fireplace

Bedroom Two

14'2 × 10'2 (4.32m × 3.10m)

Sash window to side elevation, cast iron fireplace, radiator

Bathroom

7'4 × 7'3 (2.24m × 2.21m)

Two Sash window to side elevation, Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level W.C., heated towel rail.

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

PROPERTY DESCRIPTION









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

