



31 OAKLEY

Clevedon, BS21 7YZ

Price £190,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the charming area of Oakley, Clevedon, this delightful one-bedroom house offers a perfect blend of comfort and convenience. Set in a peaceful cul-de-sac, the property boasts a large garden, ideal for those who appreciate outdoor space for relaxation or gardening.

The interior of the house is designed to create a warm and inviting atmosphere. The well-proportioned bedroom provides a tranquil retreat.

The off-street parking, ensures that you have a secure and convenient place for your vehicle. Additionally, the location is a true gem for nature lovers, with picturesque riverside walks just a stone's throw away.

This one-bedroom house in Oakley is not just a home; it is a lifestyle choice, offering a serene environment while still being close to local amenities. Whether you are a first-time buyer, a couple, or looking to downsize, this property presents an excellent opportunity to enjoy the best of Clevedon living.

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

Council Tax Band:
Tenure: Freehold
EPC Rating: C

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

Pendant Light, door into

Lounge

13 x 11'5 (3.96m x 3.48m)

Double Glazed window to front, radiator, stairs rising to first floor, TV point, door to

Kitchen

13'2 x 5'2 (4.01m x 1.57m)

Double glazed window to front aspect, Range of wall and base units with roll edge work surfaces, i.5 Stainless steel Sink unit with mixer tap over, Tiled Splashbacks, Space for domestic appliances such as fridge freezer, cocker, washing machine and dishwasher, Radiator

Landing

Access to loft space, Cupboard house wall mounted Baxi boiler, Doors to

Bedroom

10 x 10'5 (3.05m x 3.18m)

Double glazed window to front aspect, pendant light, built in double wardrobe, radiator

Bathroom

6'4 x 6'3 (1.93m x 1.91m)

Double glazed window to front aspect, three piece suite comprising pannelled bath with shower over, pedestal wash hand basin and low level WC, shaver point, radiator

Garden

Large enclosed lawned rear garden,

Front

Driveway providing parking for two cars. Front garden laid to stone chippings

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:

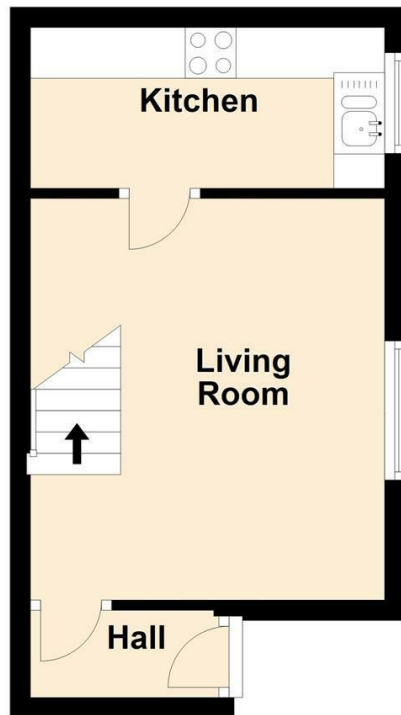
checker.ofcom.org.uk/en-gb/mobile-coverage

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

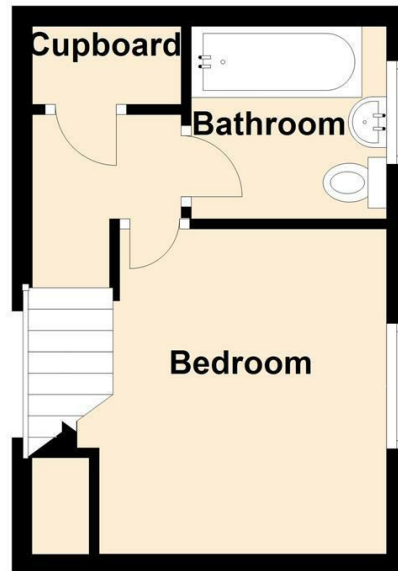
Flood Information:

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

Ground Floor



First Floor



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

01275 341400

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

