



92 CANNONS GATE

Clevedon, BS21 5HZ

Price £415,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located away within a popular residential location on the outskirts of Clevedon, this four-bedroom extended house offers an opportunity for someone to update it and claim it as their own. The property boasts a spacious, light-filled interior, designed with family living in mind and is offered for sale with NO ONWARD CHAIN

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.

The local area

The local area*

1.8 miles - Hill Road

1.2 miles – Clevedon Town Centre

1.9 miles – Clevedon Pier

1.4 miles – Junction 20, M5

* Distances are approximate & sourced from Google Maps

Local Authority

Council Tax Band:

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Located away within a popular residential location on the outskirts of Clevedon close to Riverside walks and open countryside, this four-bedroom extended house offers an opportunity for someone to update it and claim it as their own. The property boasts a spacious, light-filled interior, designed with family living in mind and is offered for sale with NO ONWARD CHAIN

Hallway

Entrance via double glazed door, stairs rising to first floor, phone point, doors to

Cloakroom/W.C.

Double glazed window to side elevation, low level W.C. wash hand basin

Living Room

Double glazed window to front aspect, TV point, Radiator, opening to

Reception Room

Double glazed window to front aspect, built in wardrobe, radiator

Dining Room

Double glazed patio door to conservatory, radiator, opening to

Kitchen

Double glazed window to rear aspect, range of wall and base units with roll edge work surfaces, tiled splashbacks, stainless steel sink unit, built in oven and hob, space for washing mach and fridge/freezer

Conservatory

Double glazed doors to garden

landing

loft hatch, storage cupboard, doors to bedrooms and bathroom

Master Bedroom

Double glazed window to front, TV point, Radiator

Bedroom Two

Double glazed window to rear, Radiator

Bedroom Three

Doble Glazed window to rear, Radiator

Bedroom Four

Double glazed window to front, built in wardrobes, radiator

Bathroom

Double glazed window to side, three piece suite comprising pannelled bath with shower over, pedestal wash hand basin, low level W.C, Radiator

Rear Garden

Laid to patio with established flower and shrub borders enclose with gated access to side.

Front

Parking for two cars

Material Information

Additional information not previously mentioned

- Mains electric and gas, water metered.
- 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

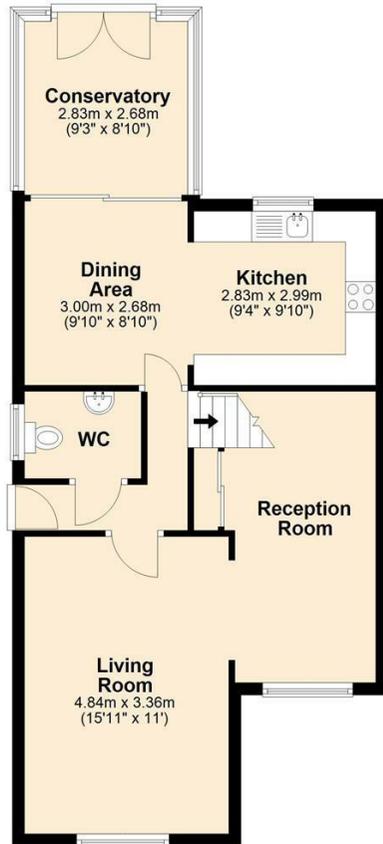
PROPERTY DESCRIPTION



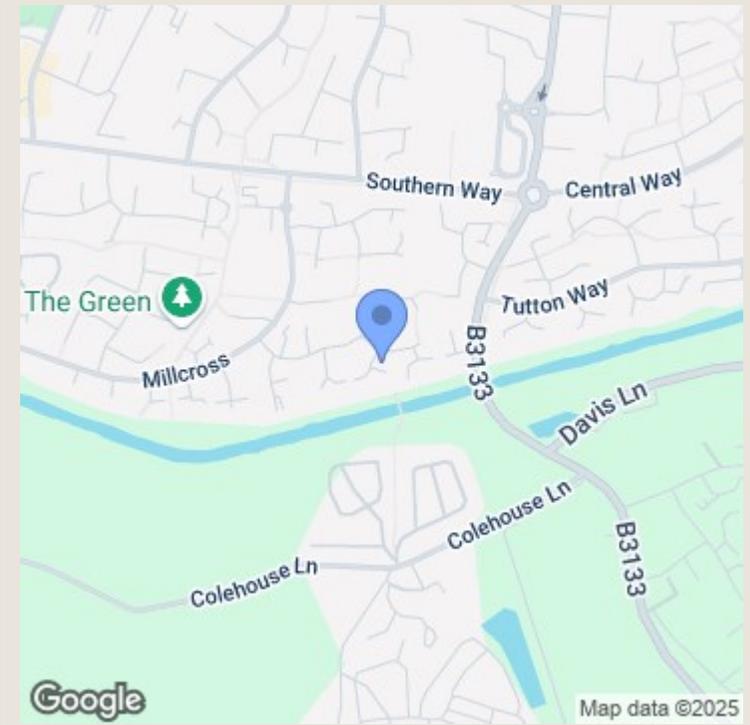




Ground Floor



First Floor



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

