



5 CAMBRIDGE GROVE

Clevedon, BS21 7BW

Price £637,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Tucked away at the very end of a peaceful cul-de-sac just off Cambridge Road, this detached bungalow occupies an enviable position on Clevedon's popular hillside. This is a rare opportunity to acquire a three bedroom home that not only offers generous internal space but also sits on a substantial plot. Offered for Sale with NO ONWARD CHAIN this is going to be a sought after property to view, so contact us as soon as possible to book your appointment

Situation

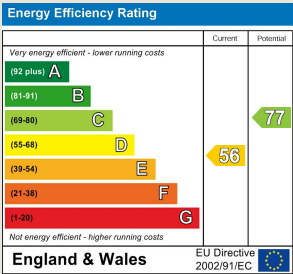
Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The property itself is ideally situated close to the scenic sea front, the iconic 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*
- 0.4 miles - Hill Road
 - 1.2 miles – Clevedon Town Centre
 - 0.4 miles – Clevedon Pier
 - 2.4 miles – Junction 20, M5
- * Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band:
Tenure: Freehold
EPC Rating: D



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Entrance

Via Upvc double glazed entrance door with decorative leaded inserts and two obscured double glazed windows to front elevation into :-

Entrance Hall

A spacious hallway area that is light and airy. Radiator, ceiling coving, ceiling loft hatch giving access to the insulated loft area, doors lead to :-

Living Room

17'8" x 11'10" (5.38m x 3.61m)

Double glazed window to the front elevation affording views over the well presented front garden. This generous room benefits from a feature fireplace with exposed brickwork, marble effect hearth and decorative mantle over. Ceiling coving, TV and telephone point, double radiator, decorative archway which leads through to a further open plan sitting / sun room area.

Dining Area

7'4" x 7'3" (2.24m x 2.21m)

Double glazed patio doors give access to the beautifully presented rear garden, radiator, ceiling coving.

Kitchen/Breakfast Room

18'0" x 11'1" (5.49m x 3.38m)

Upvc double glazed window to rear elevation with views of the rear garden. Fitted with a comprehensive range of floor and wall mounted units with complimentary work surfaces over. One and a half bowl stainless steel sink unit with mixer tap over, space for cooker with extractor hood over, further space for tumble dryer, washing machine, fridge freezer and dishwasher. Ceiling coving, tiling to splash back areas, wall mounted boiler, radiator, Upvc double glazed door giving access to the rear garden.

Bedroom 1

11'1" x 11'8" (3.38m x 3.56m)

Upvc double glazed window to rear elevation, double glazed velux window, ceiling coving, radiator, doors lead to :-

Inner Hall

Access to loft space via ceiling hatch, integral door to the garage.

En-suite

11'6" x 5'9" (3.51m x 1.75m)

Double glazed velux window, inset spotlighting, fitted with a white suite comprising of panelled bath and shower cubicle, low level wc and pedestal wash hand basin. Tiling to splash back areas, chrome ladder style heated radiator, extractor, wall mounted electric heater.

Bedroom 2

18'0" x 12'10" (5.49m x 3.91m)

Upvc double glazed window to rear elevation with a further window to the side elevation. Comprehensive range of fitted wardrobes, ceiling coving, radiator.

Bedroom 3

14'2" x 10'4" (4.32m x 3.15m)

With double glazed window to the front elevation, the current vendor currently utilises this room as a formal dining room. Ceiling coving, radiator.

Bathroom

Upvc obscured double glazed window to side elevation and fitted with a white suite comprising of panelled bath with mixer tap and shower attachment over, low level wc, pedestal wash hand basin, tiling to splash back areas, radiator.

Front Garden

A beautifully presented front garden that is mainly laid to lawn with a

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comprehensive range of mature shrubs, flowers and trees. There is parking for two vehicles side by side, along with the additional garage. A pathway to the side gives access to the rear garden.

Rear Garden

The rear garden is a particular feature of the property, enjoying a high degree of privacy and sunny aspect. The rear garden is mainly laid to lawn with a patio area initially adjoining the property. The garden has been well planned with an attractive array of shrubs, trees and flowers. There is an outside tap and outdoor lighting.

Garage

17'9 x 9'7 (5.41m x 2.92m)

With Up and over door, power and light, water tap, door to the inner hall. This area (subject to necessary consents) provides a superb opportunity to develop the property further by either creating an annexe or extending the current footprint.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water meter.
- 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:

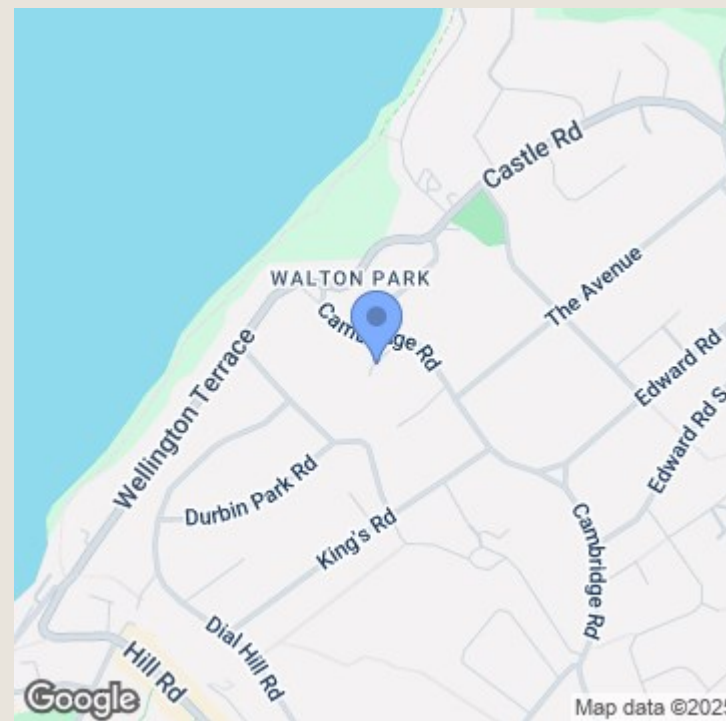
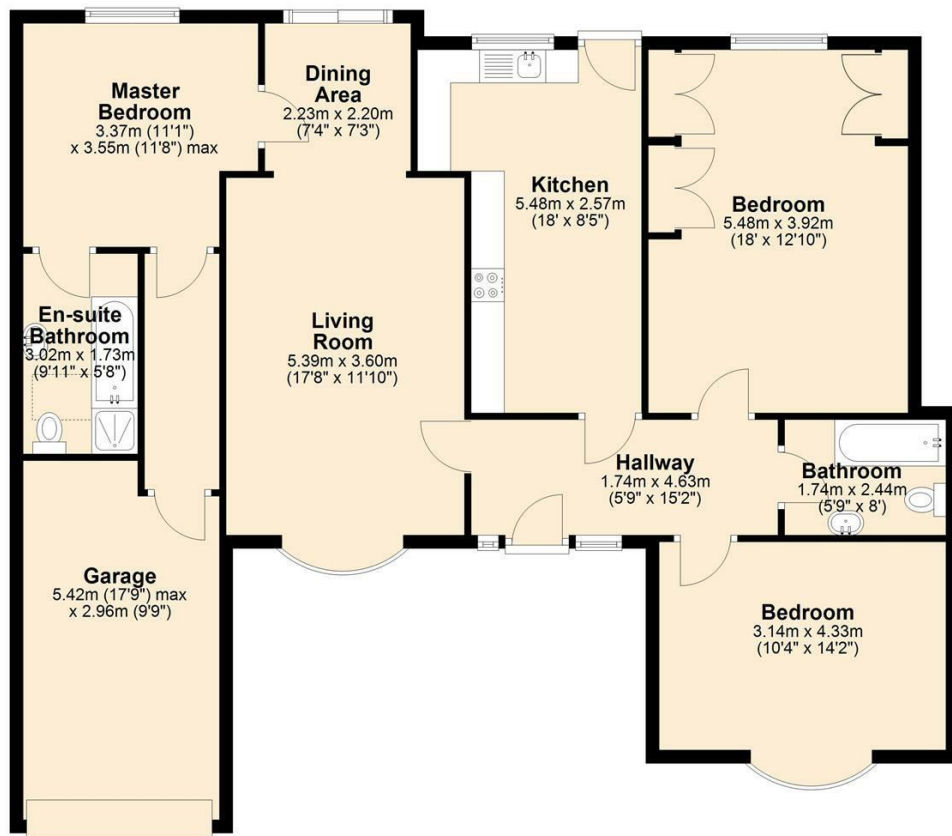
flood-map-for-planning.service.gov.uk/location







Ground 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

