



11 CHIPPING CROSS

Clevedon, BS21 5JG

Price £250,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in a ever popular cul-de-sac in Clevedon, this semi-detached bungalow in need of some modernisation presents a fantastic opportunity for those seeking convenient, single-level living in a prime location. With thoughtfully arranged accommodation, large gardens, and easy access to town amenities, this home is perfectly suited to a wide range of buyers.

Rarely available in such a quiet position, this semi-detached bungalow is an ideal choice for those looking to downsize or enjoy single-storey living in a popular setting. Early viewing is strongly recommended.

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:

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

Double Glazed Door, Phone Point, Leading to

Lounge

10'9 × 17'7 (3.28m × 5.36m)

Double Glazed Bay Window to Front, Living flame gas fire, TV Point and built in TV unit, Radiator, Door to

Kitchen

12'1 × 7'9 (3.68m × 2.36m)

Double Glazed Window to Front, Range Of wall and base units with roll edge work surfaces, sink unit with mixer tap over, built in oven & gas hob, space for washing machine and under counter fridge, wall mounted combination boiler

Inner Hallway

Storage cupboard, Doors to

Bathroom

6'6 × 5'8 (1.98m × 1.73m)

Double Glazed window to side, three piece bathroom suite comprising of pannelled bath with shower attachment, low level W.C. pedestal wash hand basin, shaver point, radiator

Bedroom One

9'8 × 9'6 (2.95m × 2.90m)

Double Glazed window to rear, Built in wardrobes, TV point, radiator

Bedroom Two

8'11 × 8'10 (2.72m × 2.69m)

Double glazed french doors to rear, built in wardrobes, TV point, radiator

Rear Garden

Enclosed rear garden with gated access to side. Laid predominately to lawn with patio and hardstanding.

Front

Laid to chippings , Driveway to side

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:

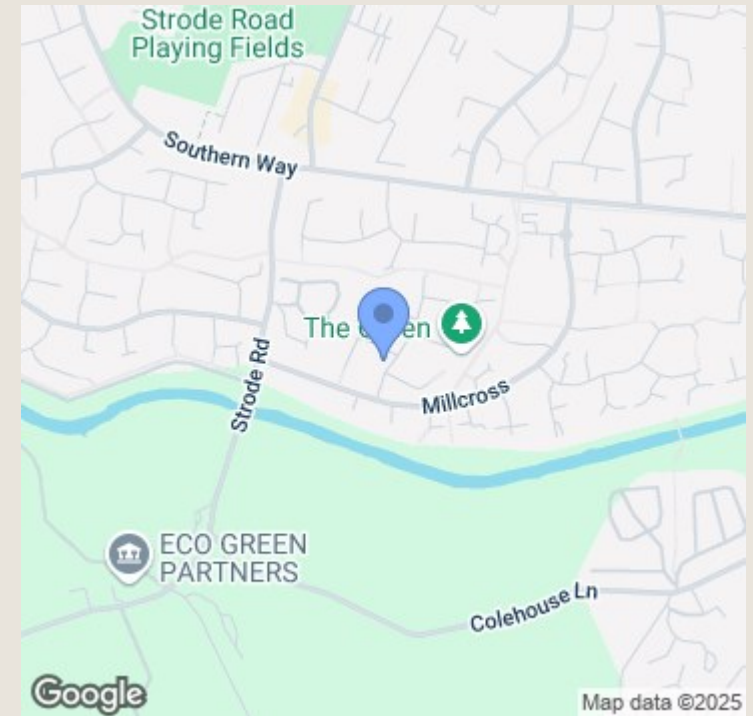
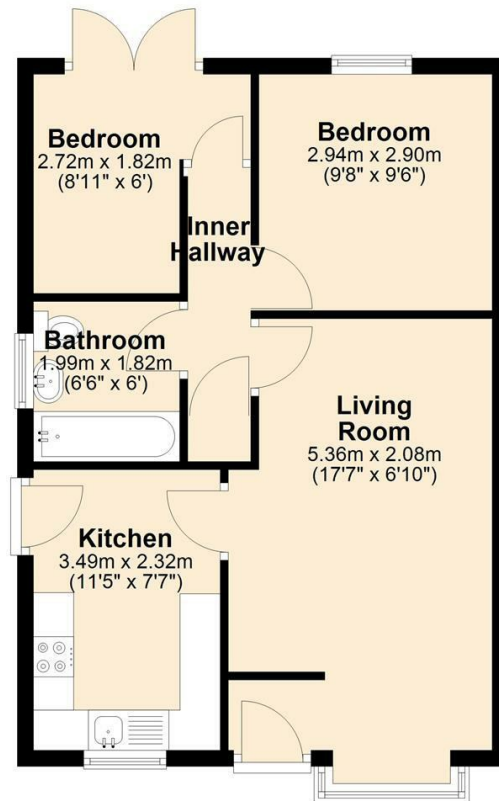
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Flood Information:

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

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

