



55 CLAREMONT GARDENS

Clevedon, BS21 5BH

Price £400,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

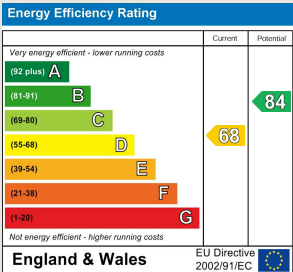
Set in the sought-after Claremont Gardens area of Clevedon, this charming three-bedroom home offers the perfect blend of comfort, space, and natural beauty. Ideal for families or anyone looking for room to grow, the property enjoys a peaceful setting just moments from the riverbank and scenic countryside walks. Wake up to serene views from the master bedroom, which overlooks the tranquil river that meanders alongside the property — a truly picturesque backdrop to start your day. Inside, a bright and welcoming reception room creates the perfect space for relaxing evenings or entertaining friends, while the well-appointed bathroom and practical layout ensure everyday comfort and convenience. Step outside and enjoy the best of Clevedon's countryside charm. Beautiful riverside and rural walking trails are right on your doorstep, inviting you to explore nature at your own pace. Meanwhile, Clevedon itself is a vibrant and well-connected coastal town, offering a great mix of independent shops, good schools, parks, and transport links to nearby towns and cities. Whether you're looking for a peaceful retreat or a place to put down roots, this delightful home offers it all. With its enviable location, stunning natural surroundings, and inviting interior, this is a rare opportunity not to be missed.

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

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



PROPERTY DESCRIPTION

Enjoy river views from your master bedroom in this charming 3-bedroom home, perfectly positioned for peaceful countryside and riverside walks right on your doorstep. A rare blend of comfort and natural beauty in the heart of Claremont Gardens. A lovely extended three bedroom property in a peaceful and popular cul-de-sac location in Clevedon next to the river and riverside walks, with local amenities and supermarkets a short distance away. The accommodation briefly comprises of living room/dining room, kitchen, three bedrooms and bathroom. Outside there is a nice size enclosed rear garden and to the front is a driveway and garage.

Lounge / Diner

15'8 × 20'0 (4.78m × 6.10m)

Porch

3'9 × 8'8 (1.14m × 2.64m)

Kitchen

9'7 × 11'6 (2.92m × 3.51m)

Bathroom

5'5 × 6'8 (1.65m × 2.03m)

Bedroom 1

16'4 × 11'4 (4.98m × 3.45m)

Bedroom 2

7'8 × 9'2 (2.34m × 2.79m)

Bedroom 3

11'3 × 10'4 (3.43m × 3.15m)

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

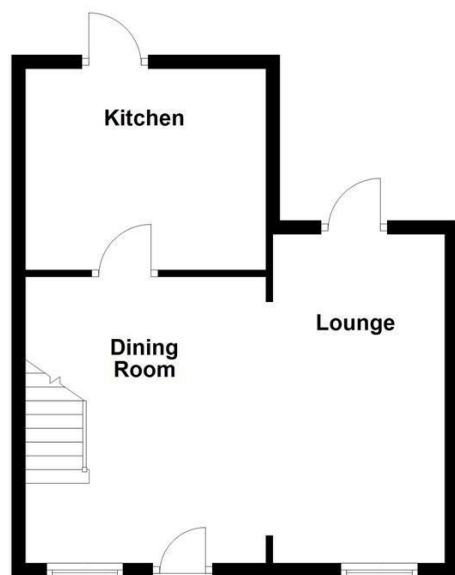




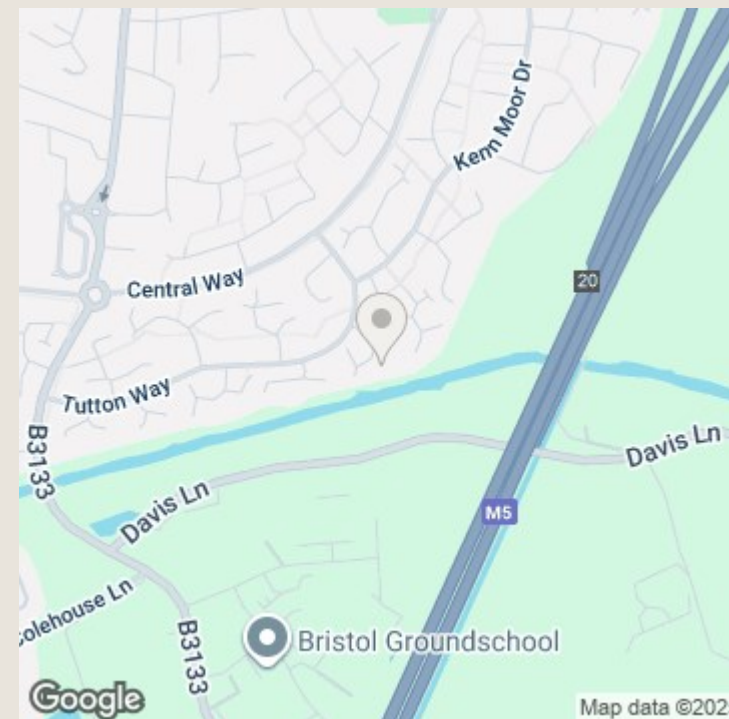
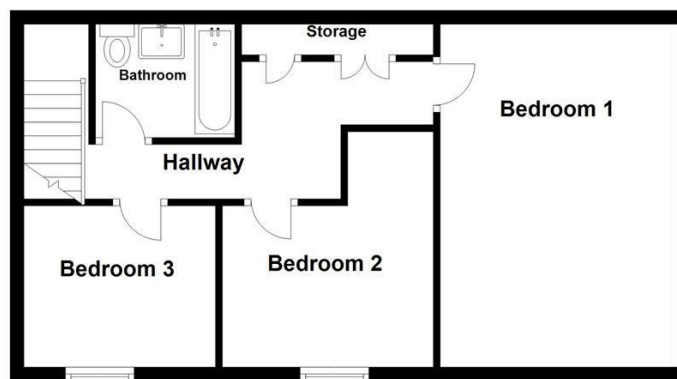




Ground Floor



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

