



FLAT 9 YEO COURT, STRODE ROAD

Clevedon, BS21 6QL

Price £199,950

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Welcome to this charming one double bedroom flat tucked away in the cul-de-sac of Yeo Court, Clevedon. This well-maintained and attractively presented property offers a perfect opportunity for first-time buyers seeking a low maintenance property with a 5 minute walk from the sea front & town centre.

The flat features private entrance with a light & spacious reception room that provides a warm and inviting atmosphere.

One of the standout features of this property is the attractive and private enclosed garden, which offers a delightful outdoor space to enjoy fresh air and sunshine.

This flat is not just a property; it is a wonderful opportunity to start your journey into homeownership in a lovely area. Do not miss the chance to view this delightful flat in Yeo Court, where comfort and convenience meet.

## 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: A  
Tenure: Leasehold  
EPC Rating: C

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



# PROPERTY DESCRIPTION

## Entrance Hallway

Entrance leading to stairs up to landing, radiator, built in storage cupboard with space for fridge/freezer, loft access, doors to :

## Living Room

10'7" × 13'0" (3.249 × 3.967)

Double glazed window to rear, TV point, radiator, laminate flooring, doorway to

## Kitchen

10'7" × 6'2" (3.249 × 1.882)

Double glazed window to rear aspect, Range of base units with roll edged work surface, freestanding gas cooker, One and a half sink unit with drainer and mixer tap over, radiator, wall mounted boiler & washing machine

## Bedroom

9'10" × 9'11" (3.020 × 3.045)

Double glazed window to front aspect, radiator, built in wardrobe with hanging rail

## Bathroom

6'7" × 10'3" (2.021 × 3.136)

Double glazed window to front aspect, three piece suite comprising of a low level w.c, pedestal wash hand basin and panelled bath with shower over and radiator

## Garden

A peaceful enclave of a garden with flower and shrub borders, established trees, artificial lawn and attractive seating areas, enclosed by timber weave fencing. useful storage cupboard

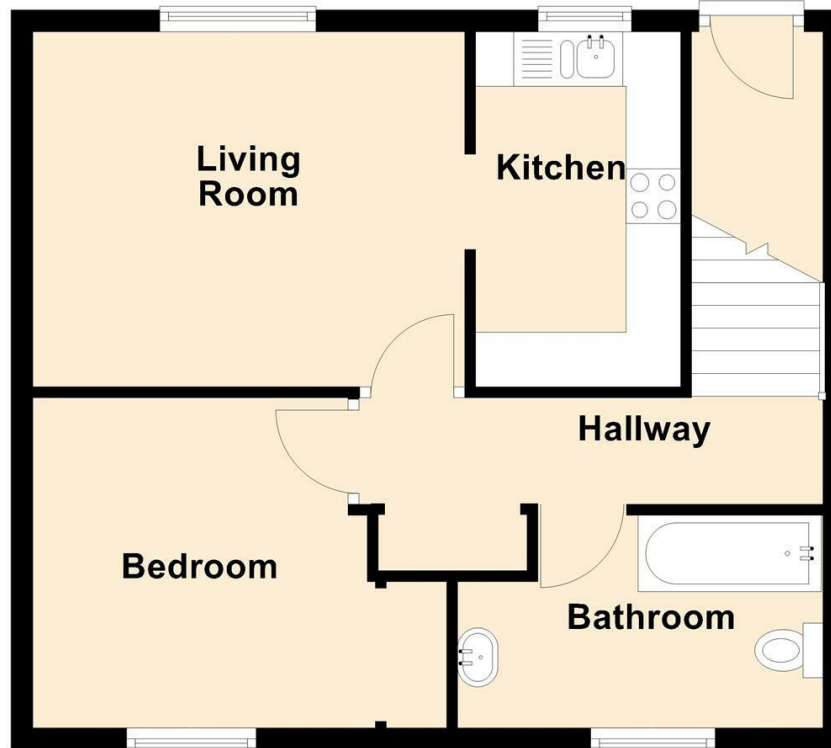
## Leasehold Details

999 year lease from 1990 with 963 years remaining

Maintenance charge £50 per month

Managed by Yeo court management

## Ground Floor



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

**01275 341400**

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### 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

