



FLAT 3, 8 HERBERT ROAD

Clevedon, BS21 7ND

£185,000

SIMON  
WILLIAMS  
MAYFAIR

# PROPERTY DESCRIPTION

Offered to the market with NO ONWARD CHAIN, this charming TOP FLOOR APARTMENT forms part of a lovely victorian town house overlooking Herbert Gardens. The light and airy accommodation enjoys TWO DOUBLE BEDROOMS, lounge with OPEN FIRE, fitted kitchen and a NEWLY INSTALLED SHOWER ROOM. In addition there are some STUNNING VIEWS to the rear of the property across Clevedon and towards the Bristol Channel. An internal viewing is highly advised.

## Situation

Herbert Road is a delightful residential location just off Hill Road, a pleasant local shopping area including cafes, bars and restaurants.

## The local area

0.92 miles – Junction 20, M5

3.67 miles – Yatton Train Station

7.31 miles – Bristol Airport

\*All distances are approximate and sourced from Google Maps

## Local Authority

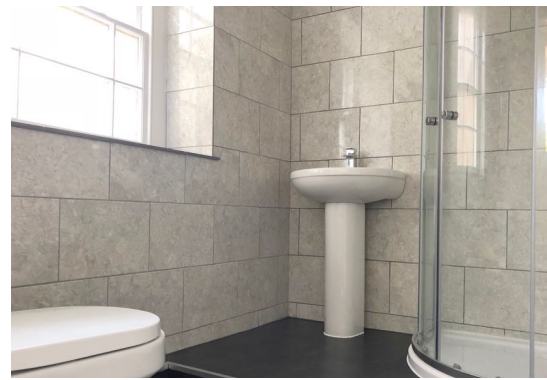
North Somerset Council. Council Tax Band: B.

EPC Rating: C.

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

**01275 341400**

CLEVEDON@SIMONWILLIAMSMAYFAIR.NET



# PROPERTY DESCRIPTION

Communal entrance door enters into:-

## **Communal Entrance Hall:-**

With stairs rising to the second floor. Glazed entrance door into:-

## **Entrance Hall:-**

With stairs rising to the half landing, wood effect laminate flooring, radiator.

## **Kitchen:-** 8' 7" x 7' 6" (2.61m x 2.28m)

Fitted with matching wall and base units with rolled edge work surfaces over. Inset stainless steel single drainer sink unit with central mixer tap. Built in electric oven with gas hob and extractor fan over. Tiled splash backs. Space for fridge freezer, washing machine and tumble dryer. Wall mounted combination gas boiler, tiled flooring, radiator, glazed sash window to rear aspect with views across Clevedon and towards the Bristol Channel.

## **Shower Room:-** 6' 8" x 5' 2" (2.03m x 1.57m)

Refitted with corner shower unit with mains shower over, close coupled WC, pedestal wash hand basin, fully tiled walls and flooring, heated towel rail, glazed sash window to side aspect.

## **Main Landing:-**

Built in storage cupboard, glazed window to rear aspect.

## **Lounge:-** 12' 9" x 12' 2" max. (3.88m x 3.71m max.)

Feature open fire with hearth, back panel and mantle over, picture rail, radiator, glazed sash window to rear aspect with views across Clevedon and towards the Bristol Channel.

## **Bedroom 1:-** 15' 2" x 10' 8" max. (4.62m x 3.25m max.)

Access to loft space, radiator, glazed sash window to front aspect overlooking Herbert Gardens.

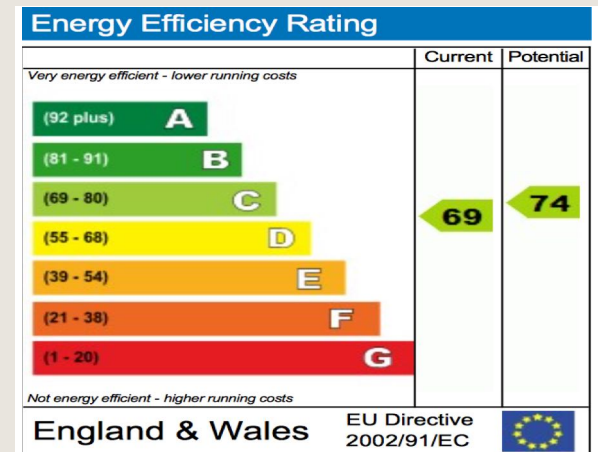
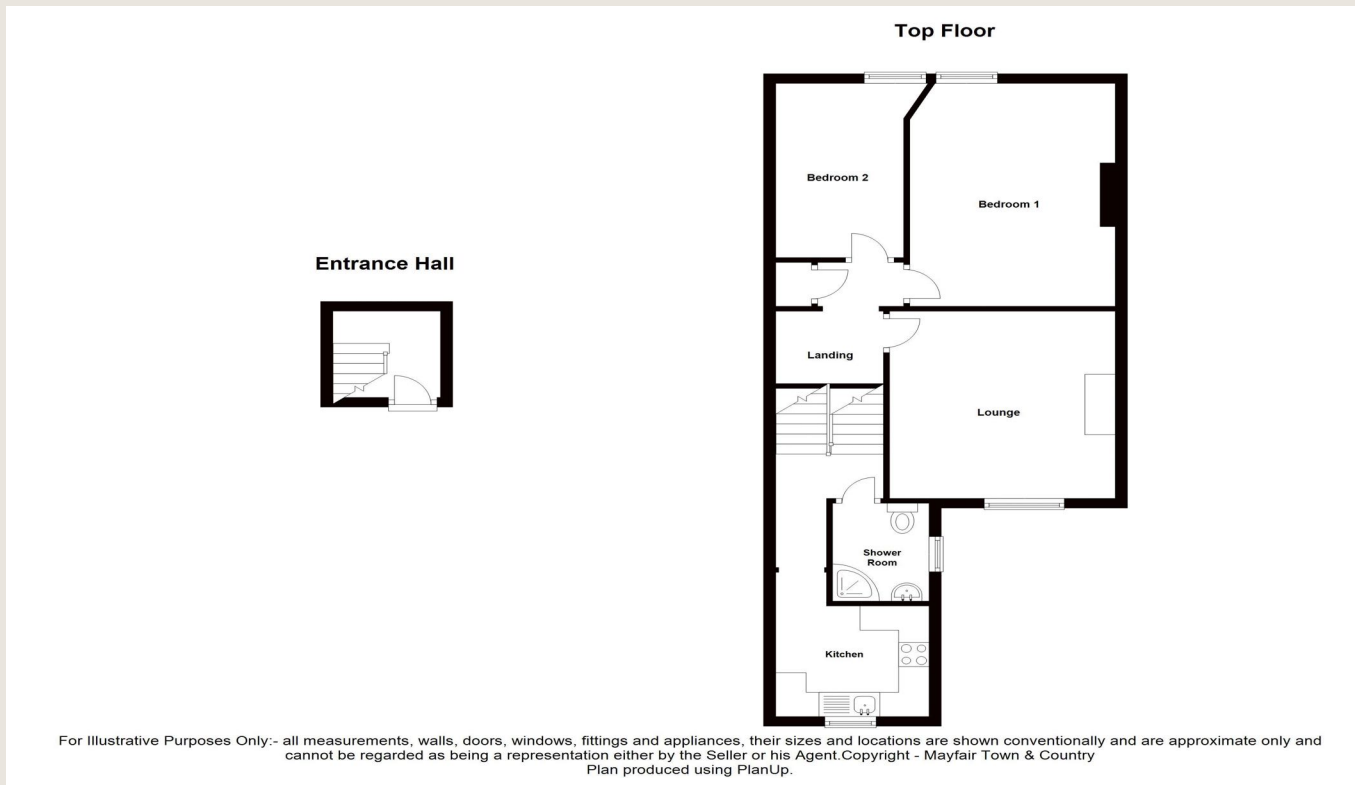
## **Bedroom 2:-** 11' 9" x 7' 6" (3.58m x 2.28m)

Radiator, picture rail, glazed sash window to front aspect overlooking Herbert Gardens.

## **Tenure:-**

Leasehold Term - 999 years from 1977

# FLOOR PLAN



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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 Floor plans - All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being a representation either by the Seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

