



STRODE ROAD

Clevedon, BS21 6QF

£485,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A family home being sold with no onward chain, located within close proximity of local supermarkets, primary school, the sea front, leisure centre and riverside walks.

The spacious light and airy accommodation is flexible and includes entrance hall, living room, family room, dining room, kitchen and utility room to the ground floor.

To the first floor are three/four bedrooms (bedroom three used to be two bedrooms and could be easily split back into two rooms),a bathroom and W.C.

Outside is a front garden with drive leading to the garage. To the rear are large enclosed westerly facing garden.

The local area*

0.8 miles – Clevedon Pier

1.1 miles – Junction 20, M5

13.5 miles – Bristol

* Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council. Council Tax Band: D.

EPC Rating: D.

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

01275 341400

CLEVEDON@MAYFAIRPROPERTIES.NET



PROPERTY DESCRIPTION

Entrance Hall

Enter via a double glazed entrance door, stairs rising to first floor, under stairs storage cupboard, radiator, coving to ceiling.

Living Room 19' 7" max x 12' 0" (5.96m max x 3.65m)

Double glazed window to front with window seat, internal window with window seat, feature inglenook fireplace, dado rail, wall and ceiling lights, window looking on the hallway

Family Room 23' 9" x 10' 11" (7.23m x 3.32m)

Two double glazed sliding patio doors opening onto rear garden, dado rail, coving to ceiling, brick built fireplace with tiled hearth.

Dining Room 13' 0" x 10' 3" (3.96m x 3.12m)

Double glazed windows to front with window seat, radiator, dado rail, coving to coving.

Kitchen 11' 9" x 10' 1" (3.58m x 3.07m)

Double glazed window to side fitted with an extensive range of Oak finished wall and base level units with marble effect work surface over and inset one and a quarter acrylic sink bowl and drainer unit, spaces for under counter fridge and freezer, built in electric oven and gas hob, floor standing gas heating boiler, stable door to.

Utility Room 7' 2" x 6' 0" (2.18m x 1.83m)

Double glazed windows, door to rear garden walk in pantry.

Cloakroom

Obscured window, wash hand basin, low level WC with concealed cistern, tiled walls.

First Floor Landing

Double glazed window to rear, radiator, walk in storage cupboard, dado rail, coving to ceiling.

Bedroom One 11' 11" x 8' 7" to wardrobes (3.63m x 2.61m to wardrobes)

Double glazed window to front with window seat, radiator, built in wardrobes with mirrored fronted doors providing drawers, shelf and hanging space.

Bedroom Two 11' 8" x 10' 11" (3.55m x 3.32m)

Double glazed windows to rear, fitted with a range of bedroom furniture including knee hole dressing table, wardrobe with mirrored fronted doors and overhead storage over the bed space.

PROPERTY DESCRIPTION

Bedroom Three 23' 0" × 8' 6" (7.01m × 2.59m)

Double glazed windows one with window seat, formerly two rooms and could easily be split back into two rooms as there are individual doors, windows, heating and lighting. Access to roof space, dado rail, coving to ceiling.

Bathroom 11' 0" × 8' 6" (3.35m × 2.59m)

Two obscured glazed window to side, fitted with a suite comprising panelled bath, double shower cubicle, pedestal wash hand basin, bidet, Large airing cupboard housing hot water cylinder., heated towel rail, shaver point, heated towel rail.

WC

Obscured window to rear, low level W.C, tiled walling, inset spotlights.

Front

Drive leading to garage, enclosed by walling.

Garage

Electric up and over door, courtesy door to rear garden, power and light connected.

Rear Garden

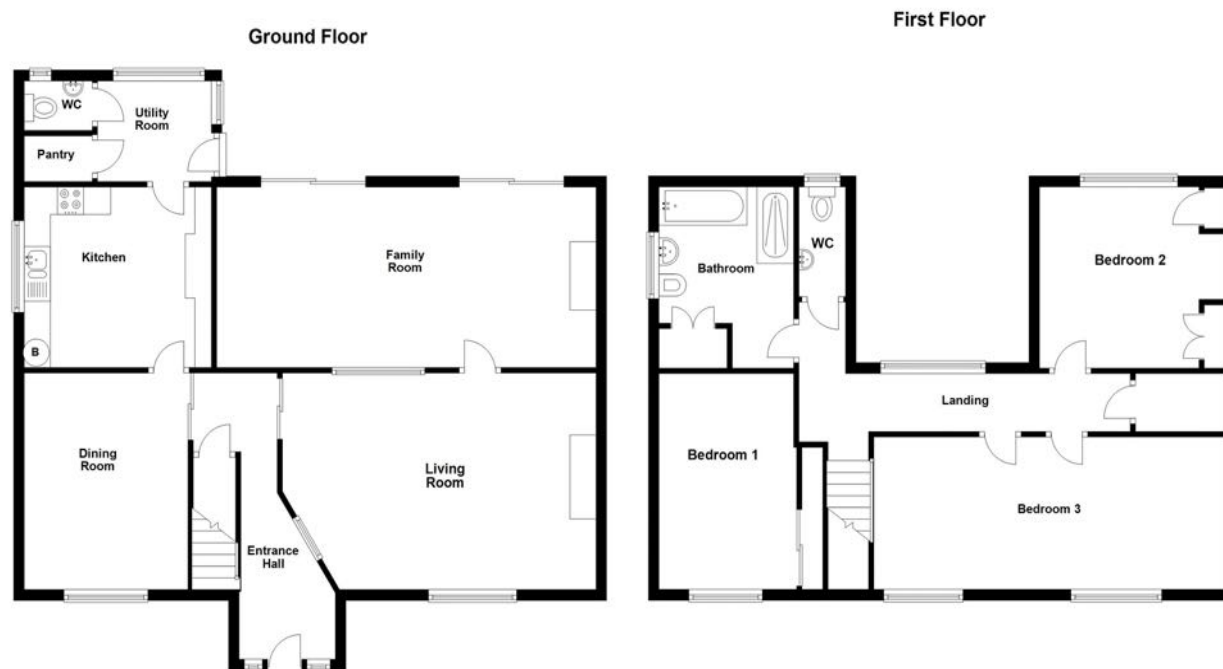
The westerly facing rear garden is enclosed by walling and wooden lap fencing laid to areas of lawn, paved patio and decking with two sheds and side access gate.



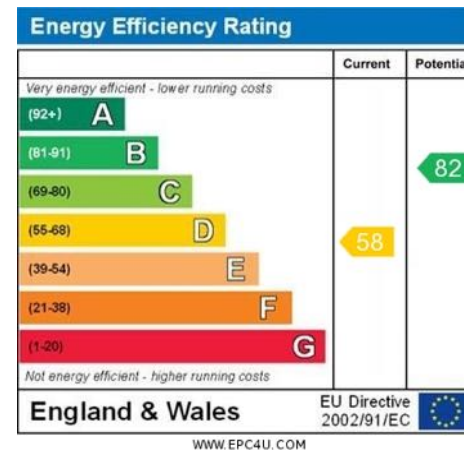




FLOOR PLAN



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.
Plan produced using PlanUp.



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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 wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation 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:
Simply Conveyancing - Introduction fee of up to £240 Inc. VAT, HD Financial Ltd - Introduction fee of up to £240 Inc. VAT and Star Legal - Introduction fee of up to £120 Inc. VAT

