



## BEAUFORT COTTAGE COPSE ROAD

Clevedon, BS21 7QP

Asking Price £515,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

This charming two bedroom cottage on Copse Road in Clevedon offers a perfect blend of character and modern living. With its older architecture, the property boasts beautifully exposed beams and vaulted ceilings, creating a warm and inviting atmosphere throughout.

The cottage features a cosy reception room, ideal for relaxing or entertaining guests, while the extended kitchen provides ample space for culinary pursuits.

Step outside to discover the enclosed courtyard garden, a private oasis perfect for enjoying the fresh air or hosting summer gatherings. The secluded position of the cottage enhances its appeal, providing a tranquil setting away from the hustle and bustle of everyday life.

## Situation

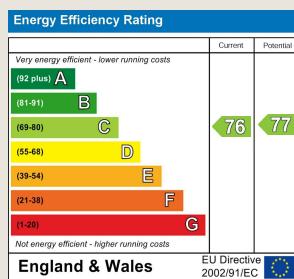
Clevedon is a beautiful and extremely sought after Victorian coastal town situated on the North Somerset Coast. It is perfectly located for Junction 20 of the M5 motorway, providing easy access to Bristol and the South-West. The property itself is ideally situated close to the scenic sea front, the iconic 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:

EPC Rating: C



# PROPERTY DESCRIPTION

Nestled on the charming Copse Road in Clevedon, this delightful semi-detached cottage offers a perfect blend of character and modern living. With its older architecture, the property boasts beautifully exposed beams and vaulted ceilings, creating a warm and inviting atmosphere throughout.

The cottage features a cosy reception room, ideal for relaxing or entertaining guests, while the extended kitchen provides ample space for culinary pursuits. This is well-designed and hand crafted area by 'Eighty2 Interiors' and is perfect for family meals or casual dining, making it the heart of the home.

The two comfortable bedrooms offer a peaceful retreat, ensuring restful nights and rejuvenating mornings.

Step outside to discover the enclosed courtyard garden, a private oasis perfect for enjoying the fresh air or hosting summer gatherings. The secluded position of the cottage enhances its appeal, providing a tranquil setting away from the hustle and bustle of everyday life.

This charming cottage on Copse Road is an ideal choice for those seeking a unique home with character, comfort, and a touch of charm. This property is sure to capture your heart.

## Entrance Hallway

15'9" x 4'10" (4.82 x 1.48)

Entrance via a solid oak door leading into hallway with hanging for coats and a office/study area

## Living Room

14'2" x 17'2" (4.34 x 5.24)

A bright and airy room with vaulted ceiling with exposed beams, library style bookcases and oak staircase to first floor, double glazed window to front aspect, cast iron radiator, hatch to floored attic space over the kitchen, doorway to

## Kitchen/Dining Room

13'3" x 17'8" (4.04 x 5.39)

Vaulted ceiling with skylight window, Double glazed patio doors to front overlooking garden. Bespokely designed and hand crafted by 'Eighty2 Interiors' from natural materials. Bamboo base units with white quartz surfaces, large sink unit, built in double oven with microwave, built in Bora hob with extractor, tiled splash backs, radiator seat, oak floors

## Bedroom Two

9'7 x 10'4 (2.92m x 3.15m)

Twin double glazed windows to front aspect, radiator, wooden lap door to

## En-Suite Shower Room

8'8 x 2'11 (2.64m x 0.89m)

Three piece suite comprising shower cubicle, low low W.C. and wash hand basin and tiled splash backs

## Landing

3'11 x 2'5 (1.19m x 0.74m)

Doors leading to

## Bathroom

6'7 x 8'1 (2.01m x 2.46m)

Double glazed opage window to front aspect, Three piece suite comprising panelled bath with shower over, low level w.c., sink unit, tiled walls

## Master Bedroom

10'2 x 10'4 (3.10m x 3.15m)

Double glazed window to front aspect, built in wardrobes, radiator

## Outside

A lovely gated walled garden providing some paved and decked seating areas which would be ideal for al fresco dining. There are established trees and shrubs within flower borders and gated access to Alexandra Park and a large garden workshop (14ft x 6ft) with power and lighting

## Material Information

## PROPERTY DESCRIPTION

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)









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

