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Earth Day 2021

**THE PET PANTRY** CLEVEDON

14

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**CONTINENTAL**

OPEN Welcome

OUTSTANDING VALUE

£1.50

£10

Flat B, 14 Old Church Road, Clevedon, BS21 6NA  
**£149,950**

Steven  
**Smith**



This stylish apartment in the heart of Clevedon offers an effortless lifestyle of ultimate convenience, making it a perfect match for first time buyers or investors. Being situated right in the center of town means you are just seconds away from local shops, your favorite evening takeaways and the local pub! The interior is bright and modern, predominantly finished in crisp magnolia and white tones that enhance the sense of space. The lounge serves as a standout feature, boasting a real open fireplace and charming views down Old Church Road, while the galleried hallway and light filled bedroom provide a comfortable, airy feel throughout. Clevedon itself is a beautiful Victorian coastal town that perfectly balances historic charm with modern connectivity. It is exceptionally commuter friendly, located just half a mile from the M5 and within easy reach of Yatton mainline station and Bristol International Airport. Whether you enjoy scenic coastal walks or exploring vibrant independent boutiques, the area offers a unique and high quality living experience. This home is available with no onward chain, ensuring a smoother and faster move in process. It further benefits from having no management charges and shared external maintenance costs, keeping your ongoing overheads low. This is a rare

opportunity to secure a great property in a prime central location.

### **Accommodation (all measurements approximate)**

Communal hall with access to just two apartments. Take the door immediately in front to Flat B.

### **Hallway**

With useful understairs storage and a pretty dog leg staircase which takes you up to the main accommodation.

### **Galleried Hallway**

With spot lighting, radiator and leading to:

### **Lounge 16' 4" x 14' 3" (4.97m x 4.34m)**

Surrounding ceiling coving and a great view down onto Old Church Road and up through Marson Road. Radiator.

### **Kitchen 12' 2" x 7' 7" (3.71m x 2.31m)**

Fitted with a good range of wall and base cupboard and drawer units with working surfaces, one and half bowl stainless steel sink unit. Built in oven, extractor hood, ceramic hob, plumbing for washing machine and space for fridge/freezer. Concealed behind a cupboard is the gas fired central heating boiler. Radiator. Spot lighting.

### **Bedroom 11' 9" x 10' 10" (3.58m x 3.30m)**

With a pair of windows providing lots of natural light. Moulded skirtings. Radiator.

### **Bathroom**

With white suite comprising bath with shower over and glass shower screen, pedestal washbasin and WC. Window. Radiator.

### **Lease Details:**

**Term:** Originally 999 years (less 7 days) from 1 April 2005

**Maintenance:** We understand that the external maintenance of the property is split three ways.

**(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).**



Flat



Leasehold



1



1



A



1

**EPC**

E



Heating



**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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