

29 CASTLE ROAD

Clevedon, BS21 7DA

Price £275,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

TOP-FLOOR VICTORIAN APARTMENT WITH VIEWS & HUGE POTENTIAL

A truly unique and rarely available opportunity to acquire a spacious top-floor apartment within a charming converted Victorian property, offering generous accommodation, original character and far-reaching views across Clevedon towards the Bristol Channel.

Ideally positioned just a stone's throw from Clevedon Golf Club and the Walton Park Hotel, with the seafront and town center also within easy walking distance, this impressive two-bedroom apartment combines space, location and potential.

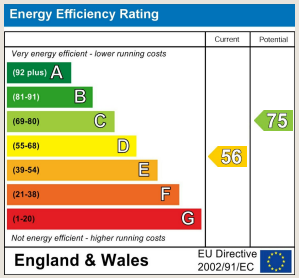
Situation

0.2 Miles - St Mary's Church
0.4 Miles - Clevedon Golf Club
0.5 Miles - Walton Park Hotel
0.9 Miles - Clevedon Grade II Lister Pier
0.9 Miles - Clevedon Secondary School

Please note all distances are approximate and sourced from google maps

Local Authority

North Somerset Council Tax Band: C
Tenure: Leasehold - Share of Freehold
EPC Rating: D













PROPERTY DESCRIPTION

Entrance hallway

Once ascending the private staircase, you arrive at a spacious landing providing access to the accommodation. From here, a separate staircase leads to Bedroom Two, while a further staircase leads through to the remainder of the property.

The landing and stairways are carpeted throughout, with a UPVC window providing natural light. The staircase features a painted white-gloss banister and matching surrounding woodwork, creating a bright and well-presented finish.

Living room

23'9" x 14'7" (7.25 x 4.45)
A particularly spacious and versatile room, currently arranged as a living and dining area with a separate study space. The room retains plenty of character, featuring traditional exposed wooden beams and carpeted flooring throughout.

Multiple UPVC windows allow an abundance of natural light, with one window offering a charming outlook towards original Victorian architecture. The elevated position also provides far-reaching views across Clevedon and towards the Bristol Channel, making this a particularly appealing space to relax, entertain or work from home.

Kitchen / Diner

16'6" x 11'1" (5.05 x 3.40)
A generously proportioned and versatile kitchen/diner, offering excellent space for hosting and entertaining. The kitchen comprises white cabinetry, complemented by a ceramic tiled splashback, while traditional wooden beams add character and charm.

The room benefits from linoleum flooring, a UPVC architectural viewing window, radiator and combination boiler. The generous layout provides ample space for a dining table and additional seating, creating a welcoming and practical heart of the home.

Bedroom one

16'2" x 9'6" (4.95 x 2.92)
A well-proportioned double bedroom offering a comfortable and peaceful space, with carpeted flooring throughout and a UPVC window providing lovely views across the Bristol Channel.

The room retains the character of the property with traditional exposed wooden beams, while useful built-in cabinetry with white wooden doors provides valuable storage. A radiator completes the room.

Bedroom two

11'1" x 10'11" (3.38 x 3.33)
Accessed via its own private staircase, Bedroom Two is a charming and characterful space featuring exposed traditional wooden beams and carpeted flooring throughout.

The room benefits from a UPVC window, allowing plenty of natural light, along with a useful built-in wash basin and vanity unit. The separate staircase and exposed beams give this bedroom a unique and appealing character.

Bathroom

A well-appointed three-piece bathroom suite comprising a wash basin, WC and bath with overhead mains-fed shower. The bath is complemented by white acrylic wall panels around the shower area, together with a glass shower screen for a clean and practical finish.

The room features ceramic tiled splashback, linoleum flooring and a radiator.

Outside, parking and garage

The property benefits from a private allocated parking space, positioned directly in front of the property's private garage.

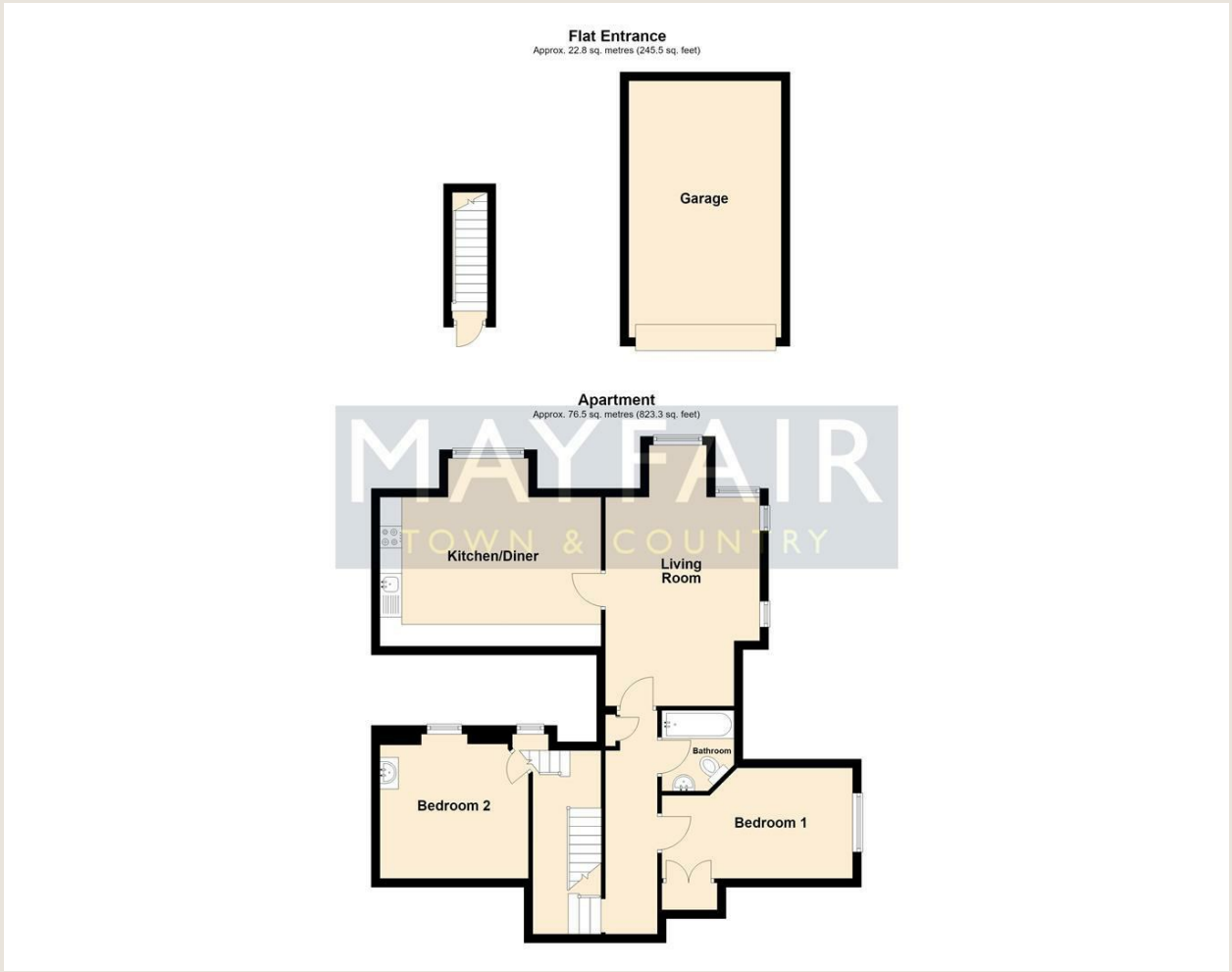
Access is via a shared communal driveway, which leads through well-maintained communal grounds and provides convenient access to the parking and garage.

Leasehold Information

We have been advised there is the remainder of a 999 year lease which commenced in 1984. The owner of this flat will also own 1/5 of the freehold of the building. There is an annual maintenance charge of £1320.00. £110.00 per month

Material information

We have been advised the following;
Council Tax Band - C
Gas - Mains
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.





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

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