



24 KINGS ROAD

Clevedon, BS21 7EN

Price £875,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled on the picturesque Kings Road in Clevedon, this charming three-bedroom house offers a delightful blend of comfort and stunning natural beauty. Upon entering, you are welcomed into a light and spacious hallway. The living room is perfect for both relaxation and entertaining. The large windows show stunning views of Clevedon sea and allow natural light to flood the space, creating a warm and inviting atmosphere. The fully fitted kitchen, complete with built-in appliances, providing both functionality and style for your culinary adventures. One of the standout features of this property is the expansive garden, which offers a serene outdoor retreat. Whether you wish to host summer barbecues or simply enjoy a quiet moment surrounded by nature, this garden is sure to impress. Additionally, the stunning views of The Bristol Channel and the Welsh Hills provide a breathtaking backdrop, enhancing the overall appeal of this lovely home. This property is ideal for families or anyone seeking a peaceful lifestyle in a beautiful coastal town. With its generous living spaces, modern amenities, and captivating views, this house on Kings Road is a rare find that promises to be a wonderful place to call home. Don't miss the opportunity to experience the charm and comfort this property has to offer.

## 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.

## The local area

The local area\*

0.4 miles - Hill Road

1.2 miles – Clevedon Town Centre

0.4 miles – Clevedon Pier

2.4 miles – Junction 20, M5

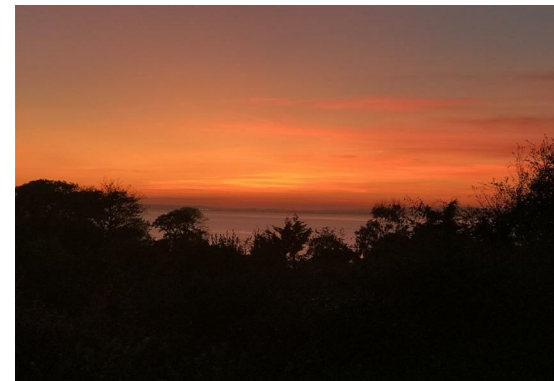
\* Distances are approximate & sourced from Google Maps

## Local Authority

Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

Breathtaking coastal views from this exceptional contemporary home offering dramatic light and space. This stunning three bedroom detached house is situated in the highly sought after area of Upper Clevedon, offering an exceptional living experience.

Beautifully designed and immaculately presented, the property boasts incredible gardens and views of the Bristol Channel. The accommodation briefly comprises of entrance vestibule leading into a beautiful hallway. There is a large living room and sun room with fantastic views. A beautifully appointed kitchen/breakfast room again with views that leads onto a terrace again where you can sit and enjoy the views across the Bristol Channel towards Wales and overlooking the large rear garden. The property benefits from a lovely downstairs shower room. There are three double bedrooms, The master benefitting from walk in wardrobe and en-suite facilities as well as a bathtub where you can sit and enjoy the views. On the lower Ground floor there is a comfortable cinema room, utility room, downstairs cloakroom and useful cellar rooms for additional storage.

The garden is stunning with outside kitchen featuring pizza oven, sink and patio seating area, water feature, large lawn, a fun climbing wall that will keep children amused for hours, vegetable garden and those stunning views.

To the front as a garage with power and lighting and off street parking for two or three cars.

This property should not be missed. Book your appointment to view immediately.

## Lounge

22'3 x 14'9 (6.78m x 4.50m)

## Sun Room

12'10 x 7'5 (3.91m x 2.26m)

## Bedroom 1

17'1 x 12'9 (5.21m x 3.89m)

## En-suite

## Walk in wardrobe

## Bedroom 2

13'7 x 11'8 (4.14m x 3.56m)

## Bedroom 3

13'7 x 11'8 (4.14m x 3.56m)

## Shower Room

7'9 x 6'9 (2.36m x 2.06m)

## Kitchen / Breakfast Room (L shaped)

13'6 x 16'6 (narrowing 6'6) (4.11m x 5.03m (narrowing 1.98m))

## Cinema Room

14'10 x 11'7 (4.52m x 3.53m)

## Utility

12'7 x 8'10 (3.84m x 2.69m)

## Bathroom

## Cellar Rooms

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water meter.

## PROPERTY DESCRIPTION

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

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

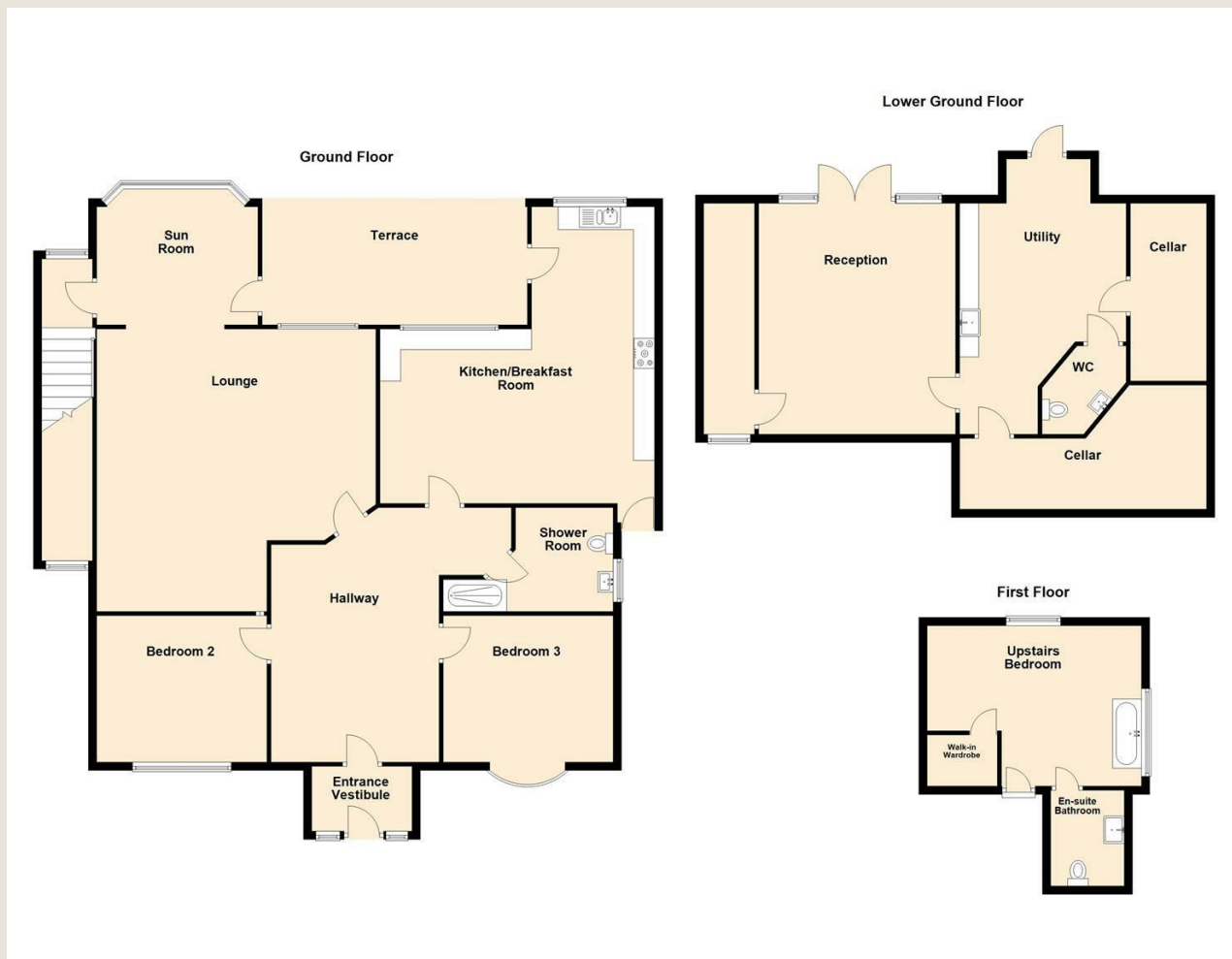
Flood Information:

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

