



3 HOLLYMAN WALK

Clevedon, BS21 6YP

Price £359,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A superbly presented three bedroom family home occupying a convenient cul-de-sac location with driveway and garage. The property has a generous Living/dining room, modern fitted kitchen, white bathroom suite. The bedrooms are generous sizes, and the home is positioned only a short walk from Clevedon Court. The gardens are well kept and the home is gas centrally heated and double glazed. An early viewing is advised as we anticipate a high demand for this home !



## Situation

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## Local Authority

North Somerset Council Council Tax Band: C  
 Tenure: Freehold  
 EPC Rating: D



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            | 84        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 60                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

# PROPERTY DESCRIPTION

This beautifully presented semi detached home is tucked away within a highly sought after cul de sac in Clevedon, offering a wonderful blend of style, comfort and convenience. Set in a peaceful cul de sac, yet within easy reach of Clevedon's amenities, schools and transport links, this home is an ideal choice for families or professionals seeking modern living in a desirable location.

## Entrance

Enter via a double glazed door.

## Entrance Hall

Radiator, stairs rising to first floor.

## Living/Dining Room

Double glazed box bay window to front, sliding patio doors providing access to the rear garden, two radiators, wall mounted electric fire.

## Kitchen

8'10" × 8'3" (2.69 × 2.51)

Double glazed window to rear, Obscured double glazed door to side, under stair storage cupboard with space for tumble drier, fitted with a matching range of wall and base level units with roll edge work surface over and inset sink bowl and drainer unit, spaces for under counter fridge and washing machine, built in electric oven and gas hob with extractor fan over, cupboard housing wall mounted gas heating boiler (installed January 2023).

## First Floor Landing

Obscured double glazed window to side, access to roof space which is accessed via with pull down ladder and is partially boarded, built in airing cupboard housing hot water cylinder with slatted shelving.

## Bedroom One

11'3" × 8'5" (3.43 × 2.57)

Double glazed window to front, radiator.

## Bedroom Two

10'4" × 8'5" (3.15 × 2.57)

Double glazed window to rear, radiator.

## Bedroom Three

7'10" × 7'1" (2.39 × 2.16)

Double glazed window to rear, radiator.

## Bathroom

Obscured double glazed window to front, fitted with a suite comprising panelled bath with mains fed shower over, low level W.C, pedestal wash hand basin, chrome heated towel rail.

## Front Garden

The front garden is laid to lawn with mature shrubs. A drive with parking for several vehicles leads to the single garage.

## Garage

Metal up and over door, power and light connected.

## Rear Garden

Enclosed by wooden lap fencing, laid mainly to lawn with shrub borders. Gate providing access to the drive.

## Material information

We have been advised the following:

Council Tax - C (North Somerset)

EPC - D

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](https://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](https://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](https://map.n-somerset.gov.uk/DandE.html).

Upgrade works of full fibre broadband have started in the road.

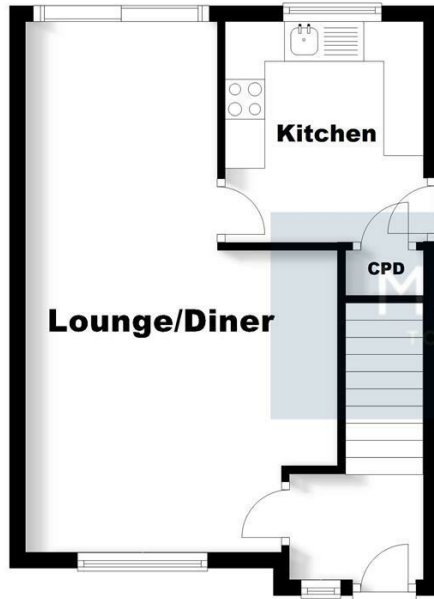




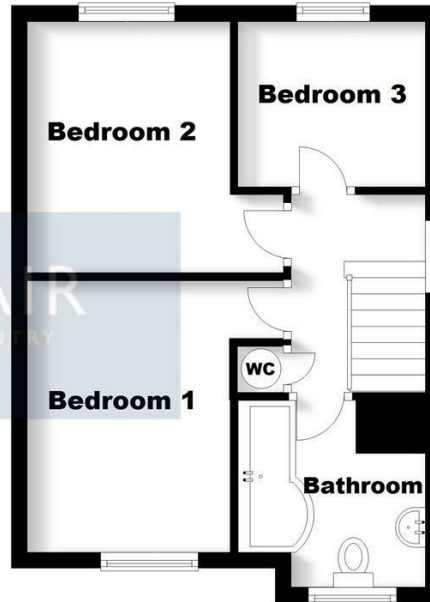




**Ground Floor**  
Approx. 34.1 sq. metres (367.1 sq. feet)

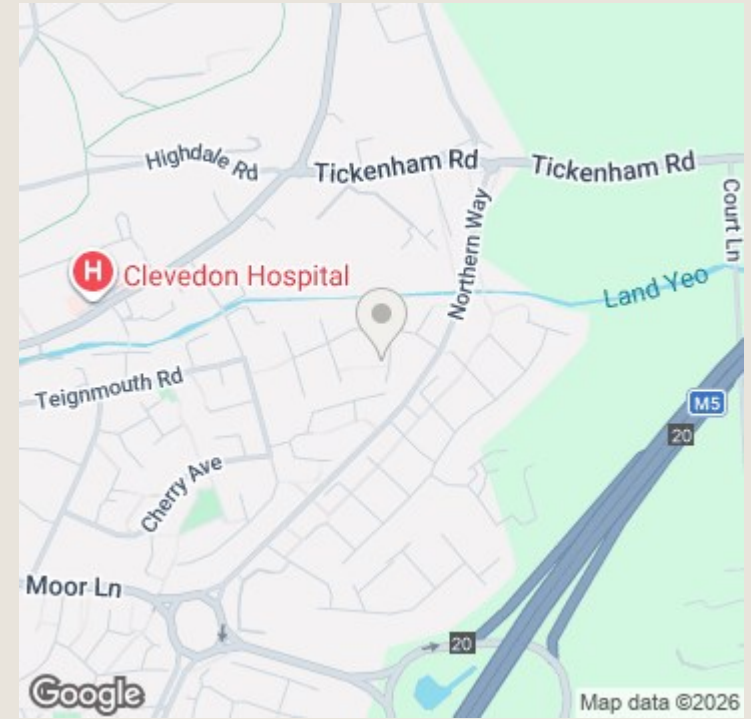


**First Floor**  
Approx. 34.3 sq. metres (368.9 sq. feet)



**Total area: approx. 68.4 sq. metres (736.0 sq. feet)**

**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. Copyright - Hobbs & Webb Plan produced using PlanUp.**



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

01275 341400

clevedon@mayfairproperties.net

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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

