



15A WELLINGTON TERRACE

Clevedon, BS21 7PT

Price £755,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

The property provides spacious and versatile accommodation throughout, comprising a generous open-plan sitting room with adjoining dining area, a separate kitchen, two well-proportioned double bedrooms and shower room. The principal bedroom benefits from a four-piece en-suite bathroom and walk-in wardrobe. A particularly delightful sun room, which could also be utilised as a third bedroom, features bi-folding doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

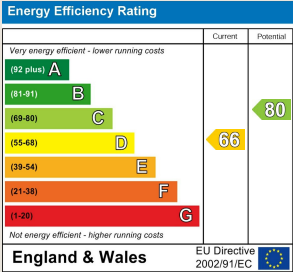


Situation

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

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



PROPERTY DESCRIPTION

Entrance Hall

Via front entrance door, two radiators, wall mounted fuse box, rear aspect window, steps leading to inner hallway, airing cupboard and doors to all rooms.

Sitting Room / Dining Room

sitting room- 17'9 x 15' 8 dining -15'7 x 10' 3 (d (sitting room- 5.41m x 4.57m 2.44m dining -4.75m x)

Front aspect sliding doors leading to front garden, three further windows, living flame gas fire, steps to dining area, four radiators, wooden flooring, Virgin Media point.

Kitchen

18'1 max x 11'8 max (5.51m max x 3.56m max)

Side aspect window and door. Fitted with a range of eye and base level units, inset one and a half bowl sink, integral electric oven and separate gas hob, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, tiled flooring, wall mounted Vaillant boiler, radiator.

Bedroom 1

14'2 x 11'1 (4.32m x 3.38m)

Side aspect window, radiator, wooden flooring, door to ensuite bathroom and walk-in wardrobe.

Four-Piece En-Suite

9'4 x 7'9 (2.84m x 2.36m)

Suite comprising walk in shower, panel enclosed bath, low level WC, two heated towel rails, cabinet with shaver point, radiator, tiled flooring, part tiled walls, door to walk in wardrobe with radiator.

Bedroom 2

15'8 max x 11'9 (4.78m max x 3.58m)

Rear aspect window, radiator, wooden flooring, Virgin Media point.

Shower Room

Rear aspect window, suite comprising fully tiled with low level WC, pedestal wash hand basin, heated towel rail, cabinet with shaver point.

Sun Room/Bedroom 3

10'3 x 9'3 (3.12m x 2.82m)

A delightful room with rear aspect bi-fold doors leading to rear garden, wood flooring, Virgin Media point, two tall radiators.

Rear and Side Gardens

With paved areas and steps leading to different sections of the garden, enclosed by panel fencing with various fruit trees and shrubs, shingle areas, outside tap, four water butts, large summerhouse. All of the garden areas offer a different feel and will be appreciated to suit different needs.

Front Garden

The property is accessed via a number of steps within the enclosed entrance vestibule. The raised garden area is mainly laid to lawn with large decked area which enjoys views across the Channel, there are various shrubs and trees in this delightful area, paved areas around the property with a number of different areas to enjoy, garden shed.

Garage and Off Street Parking

A detached garage with light and power, driveway parking directly outside the garage offering parking for multiple vehicles.

Material Information

We have been advised the following;

Council Tax Band - F

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.

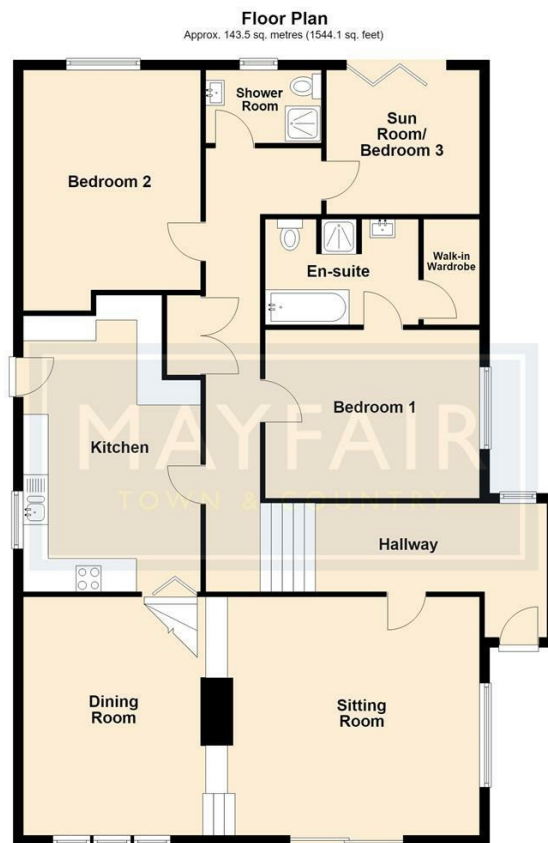
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.



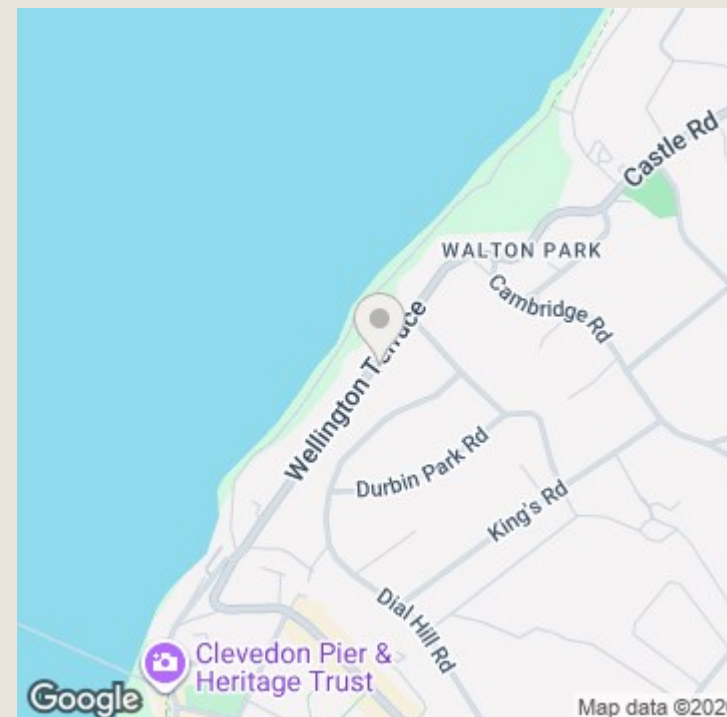








For illustrative Purposes Only:- all measurements, walls, doors, windows, fitting and appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or their agent. Copyright - Mayfair Town & Country
Plan produced using PlanUp.



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

01275 341400

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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

