



30 COLERIDGE VALE ROAD SOUTH

Clevedon, BS21 6PB

Price £480,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

NO ONWARD CHAIN

The highly sought after location of Coleridge vale south, is home to this perfect three bedroom family home, which is the perfect blend of classic style and modern living.

This classic 1930's family home has been adapted for convenient modern living with family's in mind. From the front entrance you're greeted by a lovely bright hallway where you have access to all living spaces and the downstairs W/C. to the front of the property you have a cosy intimate living room with fire, and to the rear you have a separate dining area, large family kitchen with breakfast space. Utility side lean to which connects access to the garage.

Upstairs you will find three well proportioned bedrooms, two including built in wardrobes and a modern shower room.

Externally the property benefits from an enclosed garden which can be accessed from the side of the property. to the front you will find a shingled garden and drive way which lead the the front door and garage. Coleridge vale is known for its ample off street parking also.

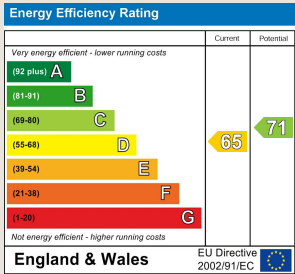
Ideally located near the town centre, the convenience of shops, cafes and amenities are just a short stroll away. early viewing is recommended to fully appreciate everything this property has to offer.

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.

Local Authority

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



PROPERTY DESCRIPTION

Entrance Hallway

Upon entering through the front door that has original style stain glass windows you're greeted by a lovely bright entrance hallway where you have access to all ground floor reception rooms, kitchen and W/C. Laid with cream carper and integrated welcome mat. White gloss woodwork, radiator and over head lighting.

Lounge

15'0 × 10'9 (4.57m × 3.28m)
Continued with the cream carpet throughout the living room you will also find a large newly fitted uPVC bay window, Gas fire place which is surrounded by a solid wooden mantle piece and cream stone inlay. Over head lighting, white wood work, coving and radiator.

Dining Room

11'7 × 10'9 (3.53m × 3.28m)
continuing with the cream carpet, you will find a sealed original fireplace with a slate plinth. To one side of the chimney breast you will find fitted tiered shelving. with room is finished with alcoving, white wood work, over head lighting and a radiator.

Kitchen/Breakfast Room

20'6 × 17'8 (6.25m × 5.38m)
Cream gloss cabinetry lines the kitchen and creates a breakfast bar, with solid wood and granite work surfaces. Cream porcelain tiles in the kitchen area and solid natural wooden flooring in the breakfast area. the kitchen includes stainless steel extractor fan, sink, gas oven and orange porcelain tiles. uPVC window and uPVC french doors look out and open onto the landscaped garden and patio. The kitchen is flooded with light with the added bonus of two velux windows in the recessed ceiling. over head lighting, radiator and white wood skirting.

W/C

Under the stairs you will find a two piece W/C set with white wash basin and toilet. Orange back splash tiles, white woodwork, metal single pain window and light.

Utility

To the side of the kitchen you access the utility room which has been added on for extra space. Flooring in a slat slab style you have plumbing for a washing machine and dishwasher. From here you will be able to access the garage through a door at the back. You can also access the garden through the utility. uPVC windows flood the room with light and wall downwards lighting can be found along one wall.

Landing

continuing with the cream carpet up the stair and onto the landing you can access all three bedrooms and bathroom. uPVC window at the top of the stairs and access to the insulated and part boarded loft. over head lighting and white woodwork.

Master Bedroom

14'8 × 10'10 (4.47m × 3.30m)
Upon entering the master bedroom you will see the continuation of cream carpet, a large uPVC new bay window, built in to the chimney breast alcove are wardrobes, along the walls yo have traditional picture rails, white woodwork and radiator.

Bedroom Two

11'7 × 9'8 (3.53m × 2.95m)
Fitted with a different shade of cream carpet to the rest of the property you will also find a traditional picture rails running along two walls, either side of the chimney breast are fitted wardrobes where you will also find the boiler. large uPVC window looking out to the garden, white wood work, over head lighting and radiator.

Bedroom Three

8'0 × 7'0 (2.44m × 2.13m)
Carpeted through out in a blue, new uPVC window, white woodwork and overhead lighting.

Shower Room

7'2 × 6'11 (2.18m × 2.11m)
Modern three piece shower room suite, consists of a walk in shower with glass sliding door surround, white wash basin and matching toilet. The sink and toilet are integrated into built in storage for toiletries and towels. White tiles lines the room with a dark boarder. white wood work, uPVC window and linoleum flooring in a dark slate.

Material Information

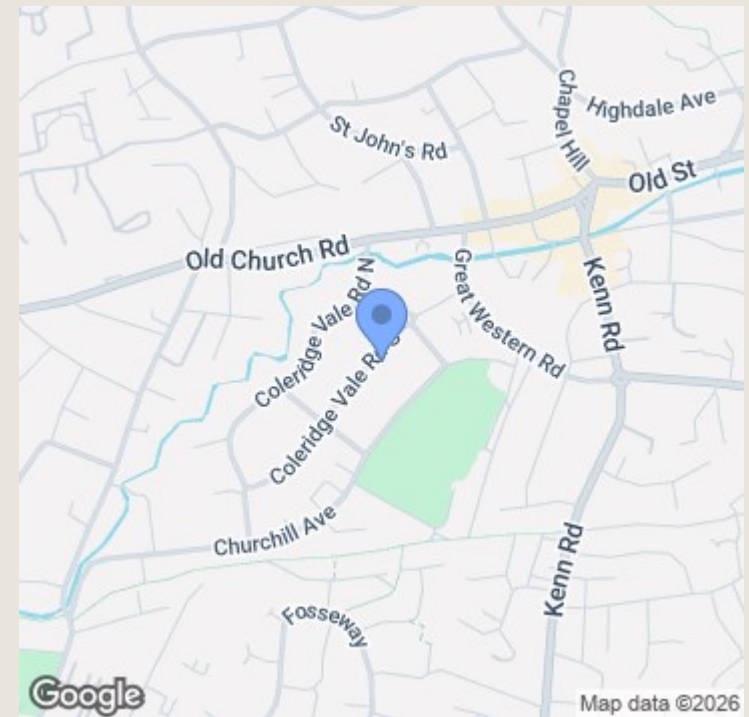
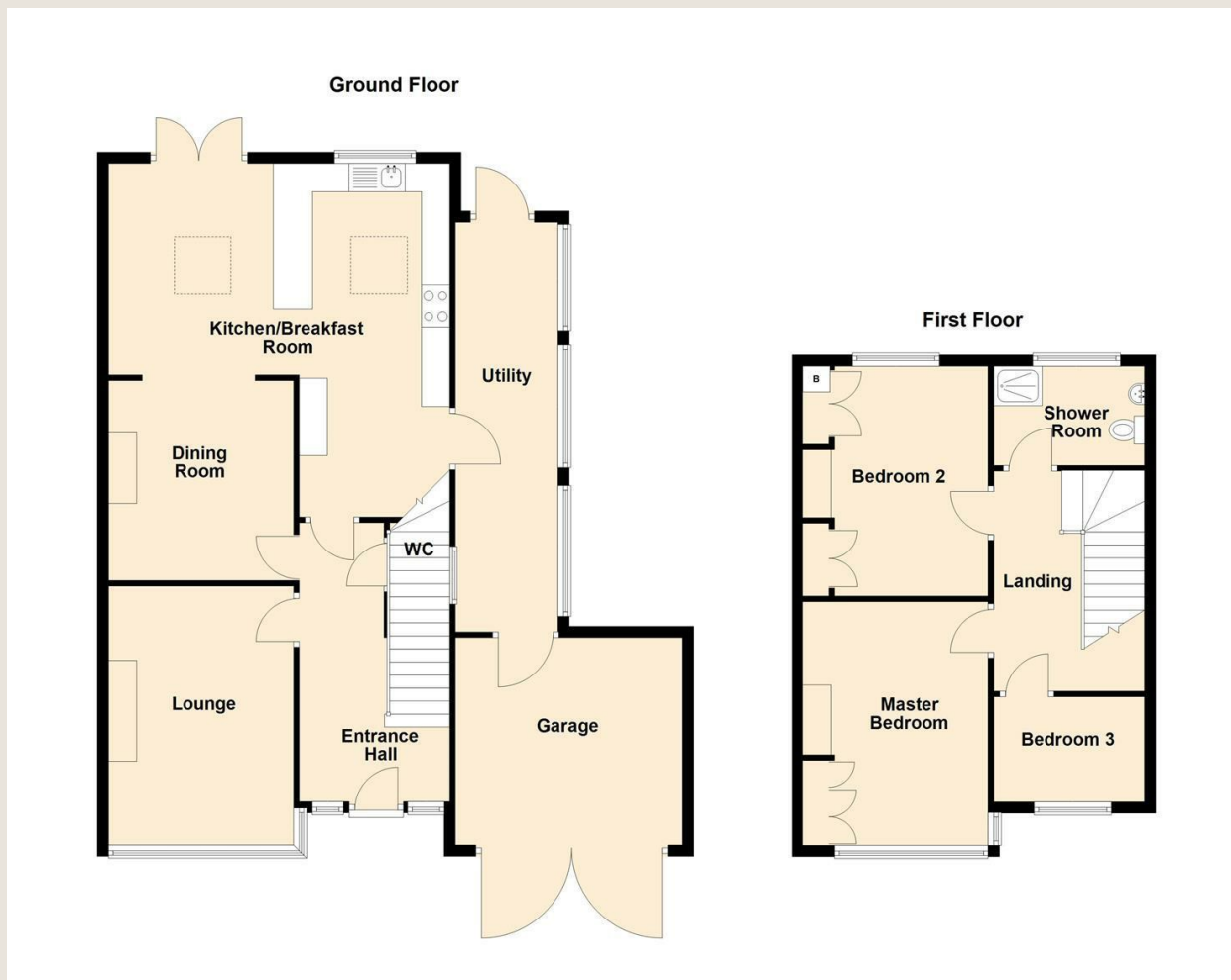
Additional information not previously mentioned

- Mains electric and gas, water metered.
- Gas central heating.
- Broadband and Mobile signal or coverage in the area.

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
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location

TENURE - Freehold



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

