



## 27 CARICE GARDENS

Clevedon, BS21 5DH

Price £99,995

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* GROUND FLOOR FLAT WITH PARKING & GARDEN AREA! \* Nestled within a quiet and highly convenient cul-de-sac, this ground floor studio apartment offers an excellent opportunity for first-time buyers and buy-to-let investors alike.

The accommodation comprises a living/bedroom area, a separate kitchen, a versatile walk-in wardrobe/study which is currently utilised by the owner as a bedroom, and a shower room.

Externally, the property enjoys the benefit of a generous corner plot garden area, complete with a large storage shed, as well as an allocated parking space.

Ideally situated with easy access to local supermarkets, reputable schools, and excellent commuter links including the M5 motorway, this property combines peaceful surroundings with everyday convenience.

## Situation

0.20 miles - Tesco Supermarket

0.40 miles - Yeo Moor Primary School

0.47 miles - Clevedon Rugby Club

0.65 miles - M5 Motorway

0.72 miles - Clevedon Leisure Centre

All distances are approximate and sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating:



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

# PROPERTY DESCRIPTION

## Communal Entrance

Front door opens into the initial entrance with front door opening to;

## Living Room/Bedroom

14'7" x 8'5" (4.45m x 2.57m)

Two uPVC double glazed window to front, television point, archway to;

## Kitchen

8'7" x 6'11" (2.62m x 1.85m)

uPVC double glazed window to side, the kitchen comprises a range of matching eye and base level units with worktop space over and tiled surround, inset stainless steel sink with adjacent drainer and mixer tap over, freestanding electric cooker, space for under the counter fridge, freezer and plumbing for washing machine, storage cupboard housing the electric hot water tank.

## Walk-in Wardrobe/Study

8'7" x 3'11" (2.62m x 1.19m)

A versatile space which can be used as storage, a walk-in wardrobe or a study area, consumer unit and sliding door to;

## Shower Room

8'8" x 3'11" (2.64m x 1.19m)

White suite comprising low level WC, hand wash basin with taps over and tiled surround, shower cubicle with electric shower over and tiled surround, extractor and shaver point.

## Outside space

The property comes with allocated outside space on the deeds where the current owner has added outside storage shed which comes with property and has maintained the garden.

## Leasehold Information

We have been advised there is the remainder of a 120 year lease which

commenced on 1.7.1982. We have been advised there is a half yearly ground rent of £57.50 and a half yearly maintenance charge of roughly £40.

## Material Information

We have been advised the following;

Heating - Please be advised that there are no wall-mounted electric radiators installed in this property. A prospective purchaser could look to install suitable electric radiators or implement an alternative heating system that meets their requirements.

Council Tax - A

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

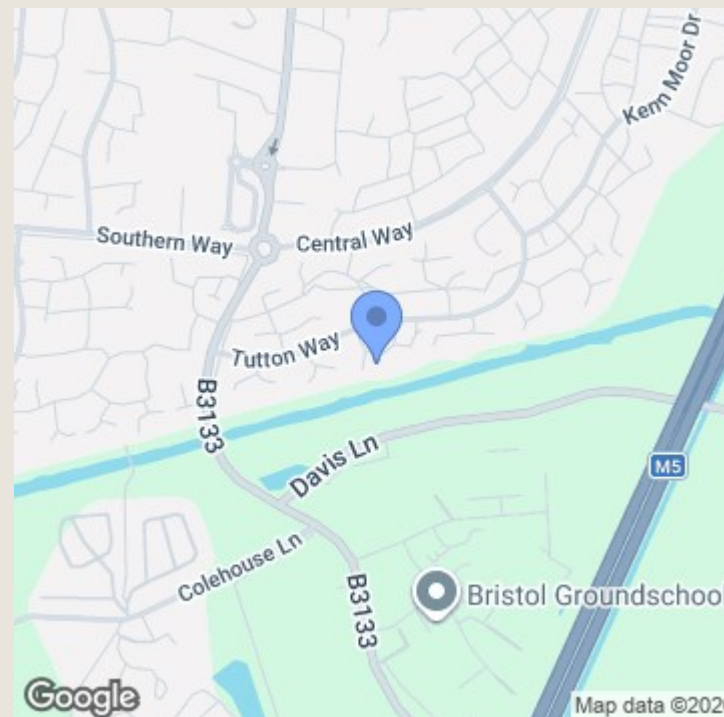
## Ground Floor

Approx. 253.2 sq. feet



Total area: approx. 253.2 sq. feet

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

