



15 THE AVENUE

Clevedon, BS21 7EB

Price £399,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated on The Avenue, one of Clevedon's most sought-after roads, this beautifully presented two double bedroom hall flat offers a perfect blend of comfort and style. The property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

With two well-appointed bedrooms, this flat is ideal for individuals or couples, or those seeking a peaceful retreat. The two bathrooms provide convenience and privacy, ensuring that morning routines are a breeze.

One of the standout features of this property is the private patio garden, a delightful space for outdoor relaxation or entertaining guests. Imagine enjoying your morning coffee or evening drinks while taking in the lovely views towards the Severn Estuary, a picturesque backdrop.



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

North Somerset Council Tax Band: B

Tenure: Leasehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Vestible

6'6 × 5'6 (1.98m × 1.68m)

Grand Entrance with door leading to the bathroom and french doors to:

Hallway

22'5 × 8'0 (6.83m × 2.44m)

This spacious hallway is a lovely feature of this flat with its original ornate ceiling coving

Living/Dining Room

15'4 into bay window × 14'6 (4.67m into bay window × 4.42m)

This lovely light room has beautiful hardwood double glazed bay window to the rear with views over the communal gardens and towards the Severn Estuary with further window to the side. TV point and ornate ceiling coving

Kitchen

10'4 × 6'3 (3.15m × 1.91m)

Fitted with a range of wall and base units with roll edge work surfaces incorporating single drainer sink unit, double electric oven, four ring gas hob with extract hood over, plumbing for washing machine, wall mounted gas boiler, window to side and space for fridge/freezer.

Master Bedroom

14'10 × 13'10 (4.52m × 4.22m)

This spacious light room has a hardwood double glazed bay window to front, ornate coving, overhead storage cupboard and door to:

En-Suite W/C

with w.c, wash hand basin with storage and hardwood double glazed window to front.

Bedroom Two

10'3 × 8'9 (3.12m × 2.67m)

With hardwood double glazed window to side, coving and overhead storage cupboard

Bathroom

12'6 × 5'7 (3.81m × 1.70m)

Fitted with a white suite comprising w/c, pedestal wash hand basin with tile splash backs, free standing roll top bath, corner shower cubicle, towel radiator. tiled flooring and hardwood double glazed windows to front

Outside

To the front of the property, the flat has an allocated parking space and a private patio garden.

To the rear of the property is a communal garden which is mainly laid to lawn which is accessed via the side of the property or off Channel Road

Tenure

The property has 999 year lease commencing from 01/01/1992.

Maintenance

Currently there are eight flats in the building which all contribute £80 a month towards maintenance

Material Information

Additional information not previously mentioned

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

PROPERTY DESCRIPTION

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

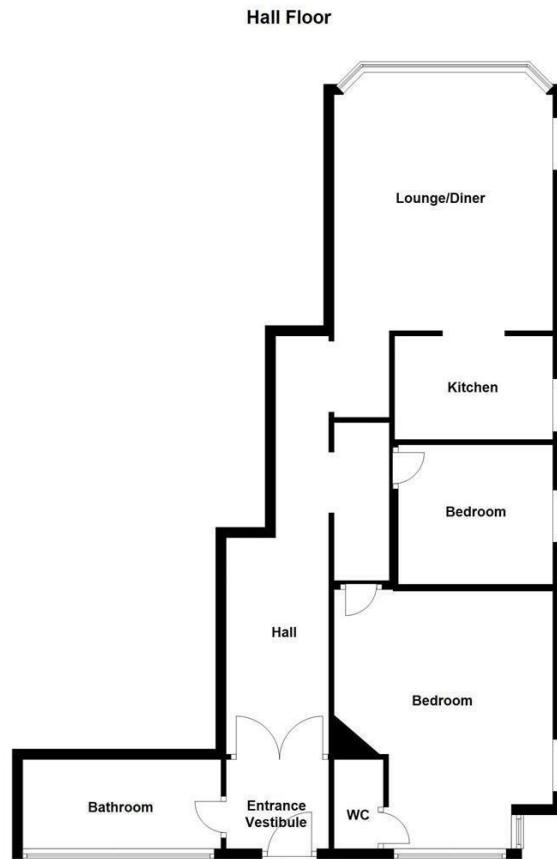
Flood Information:

flood-map-for-planning.service.gov.uk/location









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.
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

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

