



Flat 6, 29 Victoria Road, Clevedon, BS21 7RU
£199,950

Steven
Smith

Occupying a desirable position with far-reaching views towards The Bristol Channel, this top floor apartment presents an excellent opportunity for a first-time buyer or investor. Thoughtfully converted, the building retains much of its original period character whilst incorporating a range of contemporary features suited to modern living. The accommodation comprises of a lounge/diner, separate kitchen, double bedroom and bathroom, with a welcoming feel throughout. Victoria Road occupies a well-regarded location, with Clevedon's picturesque sea front just a short stroll away. A selection of independent shops, cafes and restaurants can be found a little further along the popular and highly regarded Hill Road.

Accommodation (all measurements approximate)

Communal entry door with telephone entry receiver opens to an impressive communal porch with a second door giving access to the communal hallway with stairs rising to the top floor and giving access to the front door of Flat 6. Front door opens to:

Hallway

Solid oak floor, spotlights and leading to all of the following accommodation:

Lounge/Diner 15' 3" x 14' 9" (4.64m x 4.49m)

A light and airy room with a window providing an outstanding view over the

neighbouring properties in Pyne Point in a south westerly direction taking in the Mendips, the Bristol Channel, Flat Holm and the Welsh coastline. Do not also forget those incredible summer sun sets. Engineered oak floor, pretty fireplace (not working).

Kitchen 7' 8" x 7' 5" (2.34m x 2.26m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, electric oven with four ring gas hob and contemporary extractor hood, integrated washing machine and undercounter fridge. Solid oak floor, window to side, spotlights.

Double Bedroom 13' 9" x 9' 8" (4.19m x 2.94m)

Measurements include the airing cupboard housing the Vaillant gas fired combination boiler. This is a front to back room with window looking out towards Victoria Road and the second window looking out to the rear of the property towards the Sea Breeze development located off Albert Road.

Bathroom

Fitted with a three piece white suite of WC, washhand basin, bath with hand held shower attachment, fully tiled walls and floor, chrome ladder radiator, spotlights, extractor fan, skylight.

OUTSIDE

From Victoria Road a pillared pedestrian entrance with a wrought iron gate opens to the impressive pathway which leads to the communal front door. Access to the bin storage is well hidden at the front of the property.

Lease Details:

Term: Originally 999 years from 1st January 2005

Management Company: Staddons Block

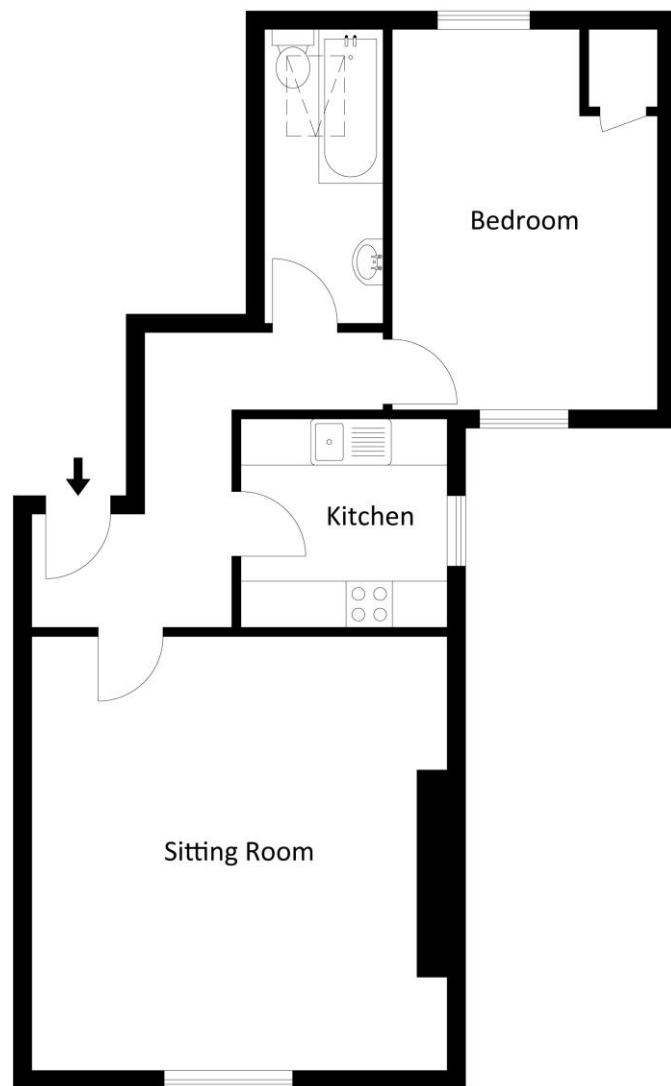
Management Charge:

Ground Rent: Not applicable

(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).



Victoria Road, Clevedon BS21 7RU
Approx. Area 547.10 Sq.Ft - 50.80 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Flat



Leasehold



1



1



B



1

EPC D



Heating



Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: stevensmithhomes.co.uk

E: steven@stevensmithhomes.co.uk FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

