



24 KINGS ROAD

Clevedon, BS21 7EN

Price £850,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

BEAUTIFULLY EXTENDED FAMILY HOME

This highly sought after location of Kings Road is home to this one of a kind property which is the perfect blend of modern living with scenic views.

Split over three floors this home can be adapted to work and flow with busy family life or slow coastal living. The ground floor from the front of the property opens up to a large hallway where you can access two bedrooms at the front, stairs leading up the master bedroom. On this level you will also find a shower room, Kitchen, Living/Diner, sun room and glass fronted terrace which connects the sun room to the kitchen for outdoor dining and sunset viewing.

From the sun room you can access the stairs to go to the lower level where you're greeted by the Cinema/Reception room, followed by Utility, toilet and Cellar crawspace access.

Externally the property sits on an impressive plot, featuring an impressive rear garden, which has seen additions to create a beautiful outdoor experience, with an outdoor kitchen, vegetable patch and manicured grass. To the front you can fine access to a large garage, and driveway offering ample space for parking of multiple vehicles.

Ideally located, upper Clevedon offers easy access to the popular Hill road, renowned for its selection of independent shops, Cafes, and amenities. Early viewing is highly recommended to fully appreciate everything this remarkable 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: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Living / Diner

22'3 × 14'9 (6.78m × 4.50m)

Laid with a light wooden effect laminate, large uPVC bay window with cushioned window seat over looking the garden and Bristol Channel, open cast iron and stone fire place, natural wood skirting and two radiators.

Sun Room

12'10 × 7'5 (3.91m × 2.26m)

Just of the lounge the sunroom is followed through with the light wood effect laminate, large uPVC wrap around windows which magnify the beauty of the large open garden and the views of the Bristol channel, natural wooden skirting and radiator. uPVC door leading to the terrace and a white wooden door leading to the stairs to gain access to the lower level.

Kitchen / Breakfast Room (L shaped)

13'6 × 16'6 (narrowing 6'6) (4.11m × 5.03m (narrowing 1.98m))

LVT slate effect flooring runs throughout, hard wood cabinetry with black granite surfaces, integrated microwave and dishwasher, range cooker with black metal overhead extractor fan, part tiled walls and oven back splash. Stainless steel sink, two large uPVC windows, matching doors one leading to the terrace one leading the back of the garage and external staircase to the garden. White gloss wooden skirting, under cabinetry lighting and ceiling spot lights. Two radiators also occupy the space.

Bedroom 1

17'1 × 12'9 (5.21m × 3.89m)

The Master bedroom suite is accessed from the staircase in the entry level hallway, once up the stairs you are greeted by the main bedroom which occupies a high ceiling loft conversion, with built in wardrobes in the eaves, walk in wardrobe, a Veilux window and large dormer window overlooking the garden and Bristol channel. the main bedroom houses the white free standing bath tub, where next to it a white wooden door opens up to the white two piece toilet and wash basin. The bedroom is laid to a cream soft carpet, overhead lighting. Under the free standing bath you will find slate tiled flooring and a heated towel rail on the wall to the side.

En-suite

Laid with black stone flooring tiles, large grey wall tiles, two piece bathroom set including a white toilet and wash basin. A glass fitted shelf can be found on the wall for easy access to toiletries.

Walk in wardrobe

Laid with matching bedroom cream carpet, each side is composing metal railings for hanging, a full length mirror and a door leading to eaves access.

Bedroom 2

13'7 × 11'8 (4.14m × 3.56m)

Large uPVC window looking over the prominent Kings road, the bedroom is laid with cream carpet, the room also hosts a radiator, white gloss skirting and over head lighting.

Bedroom 3

13'7 × 11'8 (4.14m × 3.56m)

large classic uPVC bay window with boxed fitted window seat with custom cushion. The window houses integrated spot lighting and over looks the popular Kings road. Grey carpeted fitted throughout, White gloss wooden skirting, radiator and over head lighting.

Shower Room

7'9 × 6'9 (2.36m × 2.06m)

Large cream stone tiles flooring, Cream stone effect shine wall tiles surround the three piece shower room suite. White toilet, wash basin, and free standing shower with glass screen and glass door. Fitted LED light up mirror, fitter draw storage, two frosted uPVC windows and over head spot lighting.

Cinema Room

14'10 × 11'7 (4.52m × 3.53m)

From coming down the stairs which lead off the Sun room, the stair and carpeted in a neutral colour and hard wearing material. Once in the cinema room / extra reception room you have a wood effect laminate flooring,

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white wooden skirting, over head spot lighting and internal oak doors. the the back of the room you have uPVC french door leading to the patio and garden.

Utility

12'7 x 8'10 (3.84m x 2.69m)

flooring laid with rustic effect cream tiled flooring, build in white cabinetry, wood effect counter tops white sub way tile back splash and white Belfast sink. washing machine access point, oak internal doors leading to cellar space and toilet. uPVC door leading out to the patio and Large garden.

W/C

Two piece W/C suite, includes toilet and wash basin, with white subway tile back splash, the floor is laid with rustic cream tile, white wooden skirting and oak door.

Cellar Rooms

The cellar rooms are basic and are traditional with concrete flooring and brick walls. Currently used for storage they wrap around the Utility and W/C for easy access. Two oak doors in the Utility gain access to these spaces.

Outside space

To the rear of the property you're greeted by a beautifully manicured garden, which homes a large patio area to the back of the property, well maintained grass, a lovely well constructed stone built outdoor kitchen and dining area. The outdoor kitchen is equipped with a cast iron pizza oven, running water and electrics. Behind you will find a fitted rock climbing wall perfect for children's entertainment and a fully designed vegetable garden in full use ready for a green fingered individual.

Material Information

Additional information not previously mentioned

Council Tax - E

EPC - D

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

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

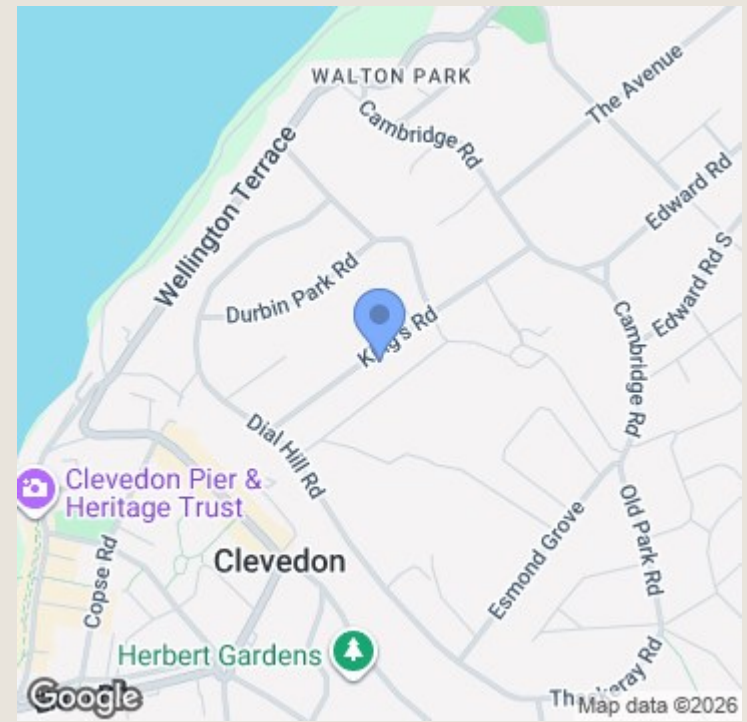
Flood Information:

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









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

