



8 CHAPEL HILL

Clevedon, BS21 7NL

Price £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located on Chapel Hill, Clevedon, this beautifully renovated Victorian terraced house offers a delightful blend of classic character and modern convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the newly fitted kitchen, which has been designed with both style and functionality in mind. The contemporary bathroom complements the overall renovation, ensuring that every corner of this home meets the needs of modern living.

The property is ideally situated close to the town centre, allowing for easy access to local shops, cafes, and amenities. This prime location makes it a perfect choice for those who appreciate the vibrancy of community life while still enjoying the tranquillity of a residential area.

Step outside to discover a sunny decked rear garden, an ideal spot for outdoor dining or simply soaking up the sun. This private space enhances the appeal of the property, providing a serene retreat from the hustle and bustle of daily life.

Offered for sale with 'NO ONWARD CHAIN' this excellent property is likely to attract interest so book your opportunity to view as soon as possible.

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: B

Tenure: Leasehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hallway

Lounge

9'8 × 10'11 (2.95m × 3.33m)

Dining Room

9'1 × 11'10 (2.77m × 3.61m)

kitchen

7'2 × 10'0 (2.18m × 3.05m)

Landing

Master Bedroom

9'4 × 10'11 (2.84m × 3.33m)

Bedroom Two

8'10 × 11'0 (2.69m × 3.35m)

Bedroom Three

6'9 × 8'8 (2.06m × 2.64m)

Shower Room

4'4 × 7'6 (1.32m × 2.29m)

Cellar Room

Outside

Lovely decked seating area with raised flower beds. rear access available.
Door to cellar

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

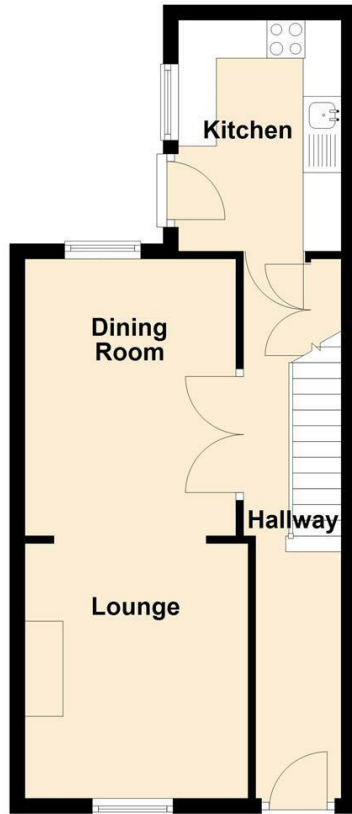
TENURE - Leasehold

1000 year lease from 29/9/1856. Annual Ground Rent - £2.00

Agents Note

Under the 1979 Estate Agency Act, we are by law required to inform you that the above property is owned by a shareholder of The Property Group (2010) trading as Mayfair Town & Country.

Ground Floor



First Floor



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

