



**20 WESTFIELD**

Clevedon, BS21 5DD

**Price £399,950**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Located in a peaceful cul-de-sac close to riverside walks, this delightful detached bungalow on a generous plot offers a perfect blend of comfort and convenience. Boasting three well-proportioned bedrooms, this property is ideal for those looking for a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the conservatory, which not only floods the space with natural light but also presents an exciting opportunity for extension, allowing you to tailor the property to your personal preferences.

Outside, you will find an enclosed rear garden, complete with a greenhouse, perfect for gardening enthusiasts or simply enjoying the outdoors. The property also benefits from parking for two vehicles, along with a detached garage, providing ample space for your vehicles and additional storage.

Conveniently located within a level walking distance of Tesco's, you will have easy access to essential amenities, making daily life a breeze. Furthermore, the absence of an onward chain means you can move in without delay, allowing you to settle into your new home with ease.

This bungalow is a rare find, combining practicality with potential. Whether you are looking to downsize or seeking a comfortable home, this property is sure to impress. Do not miss the opportunity to make this charming bungalow your own.

## 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: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

# PROPERTY DESCRIPTION

A lovely detached three bedroom bungalow in a peaceful and popular cul-de-sac location in Clevedon close to the river and riverside walks, with local amenities, schools and supermarkets a short distance away. The accommodation briefly comprises of living room/dining room, conservatory, kitchen, three bedrooms, cloak room and bathroom. Outside there is a nice size enclosed rear garden with greenhouse and garden shed and to the front is a driveway and detached garage. Offered for sale with NO ONWARD CHAIN

## Entrance Hallway

### W.C.

Double glazed window to front, low level W.C, wash hand basin, radiator

## Living Room

11'4 x 22'10 (3.45m x 6.96m)

Double glazed windows overlooking the rear garden and double glazed patio doors to the Conservatory, Living flame gas fire, door to inner hallway, radiator

## Kitchen

7'9 x 7'6 (2.36m x 2.29m)

Double glazed window to front. Range of wall and base units with roll edge work surface, fitted dishwasher and fridge freezer, space for gas cookers and washing machine, tiled splash backs

## Conservatory

8'10 x 11'9 (2.69m x 3.58m)

## Bedroom 1

9'5 x 10'11 (2.87m x 3.33m)

Double glazed window to rear overlooking garden, Built in wardrobes, radiator

## Bedroom 2

9'8 x 8'0 (2.95m x 2.44m)

Double glazed window to front, radiator

## Bedroom 3

7'9 x 10'4 (2.36m x 3.15m)

Double glazed window to front, radiator

## Bathroom

Double glazed window to front, three piece suite comprising of panelled bath with shower over, low level W.C, pedestal wash hand basin

## 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:

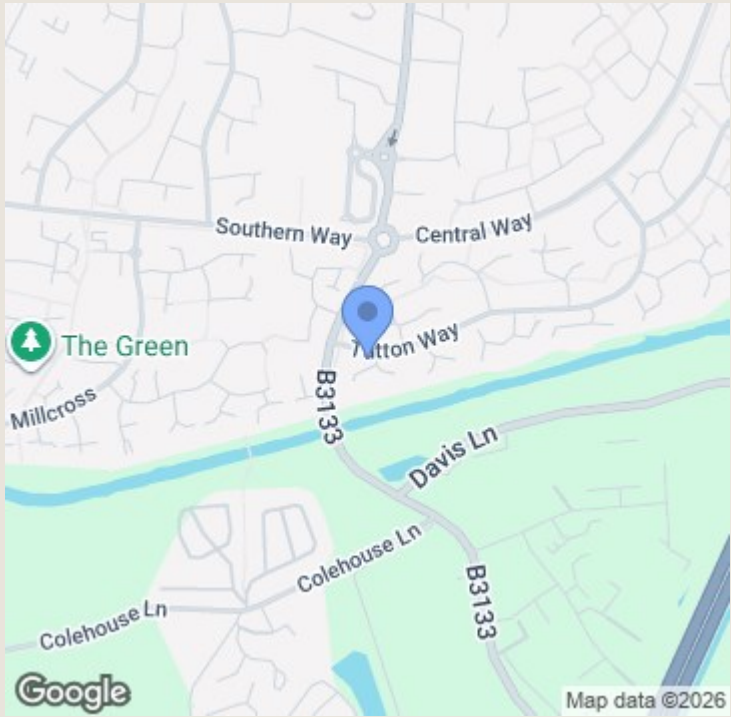
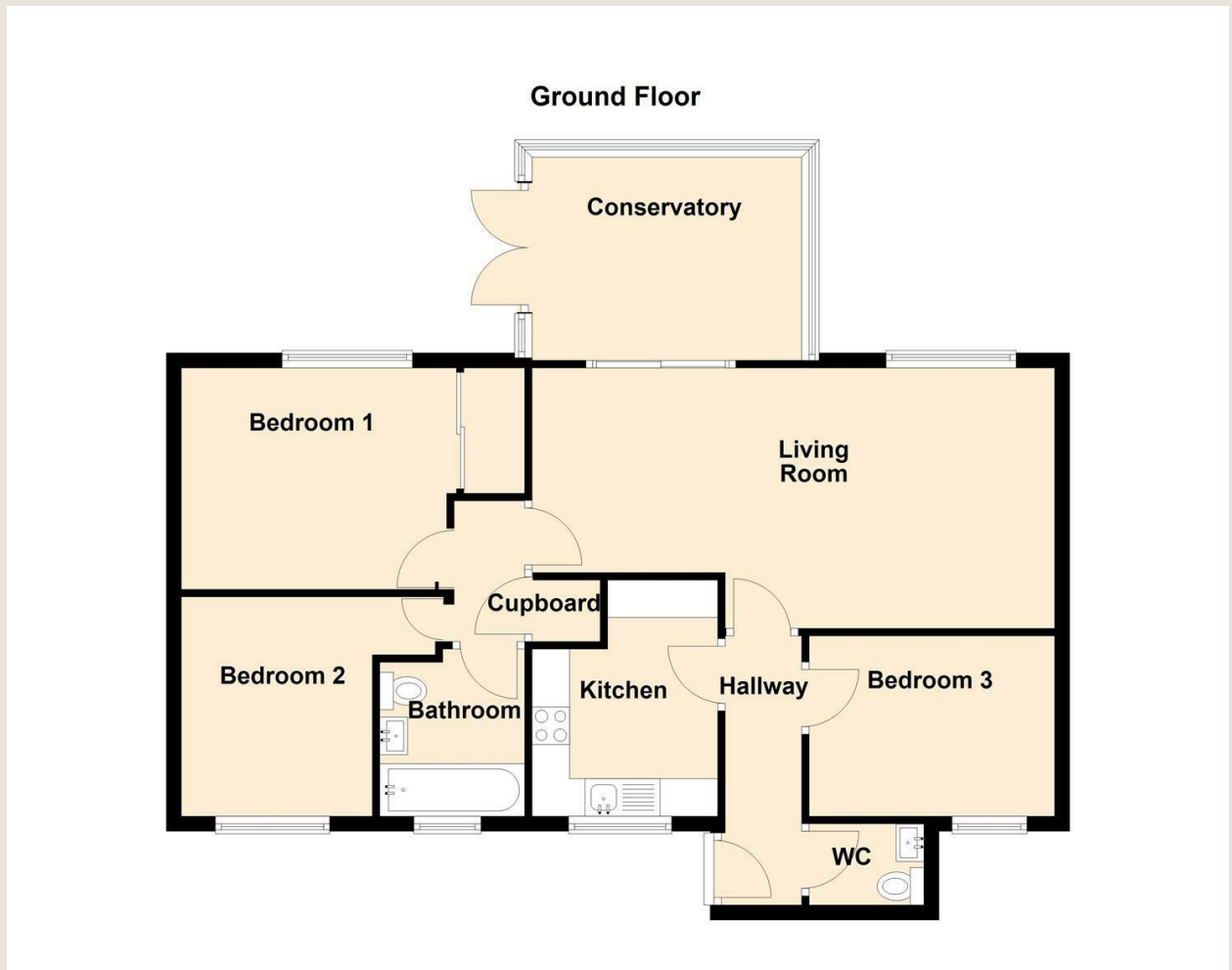
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

TENURE - Freehold

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://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**

[clevedon@mayfairproperties.net](mailto: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

