



## 38 WELLINGTON TERRACE

Clevedon, BS21 7EG

Price £415,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

This stunning ground-floor garden flat on Wellington Terrace combines modern living with an exceptional coastal lifestyle. Perfectly positioned along Clevedon's picturesque coastline, this home offers panoramic views over the Bristol Channel, and across to the Welsh hills, which can be enjoyed from the spacious 19 foot living Room, the master Bedroom, the second bedroom, and the private terrace garden.

The accommodation briefly comprises of entrance hallway, two double bedrooms (en-suite shower room to the master bedroom), 19 foot living room with french doors leading to the terrace garden, fitted kitchen with built in appliances and a three piece bathroom.

Further benefits gas central heating, double glazing, allocated parking and is offered for sale with NO ONWARD CHAIN

## 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 Council Tax Band: E

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Hallway

Storage Cupboard, radiator, entry phone system, doors to all rooms

## Bedroom Two

14'10 × 7'8 (4.52m × 2.34m)

Double Glazed sash window to rear aspect, radiator

## Bathroom

6'3 × 6'3 (1.91m × 1.91m)

Three piece suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, tiled splash backs, shaver point, radiator

## Master Bedroom

16'10 × 10'6 (5.13m × 3.20m)

Double Glazed window to rear, cupboard housing wall mounted combi boiler, radiator, door to

## En-Suite

6'4 × 7'2 (1.93m × 2.18m)

Three piece suite comprising shower cubicle, low level WC, pedestal wash hand basin with mixer tap over, tiled splash backs, extractor fan, shaver point, radiator

## Living Room

19'3 × 13'10 (5.87m × 4.22m)

Double Glazed doors to terraced garden with views over the Severn Estuary, TV point, radiator, double doors to

## Kitchen

12'9 × 6'4 (3.89m × 1.93m)

Range of wall and base units with rolled edge work surfaces, 1 1/2 sink unit with mixer tap over, tiled splash back, built in electric oven & hob with extractor over, integrated dishwasher, space for washing machine, integrated fridge/freezer

## Terrace Garden

Laid to patio and chippings with panoramic views over the Severn Estuary towards the Welsh Hills, an ideal place to relax and watch the sunset.

## \*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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

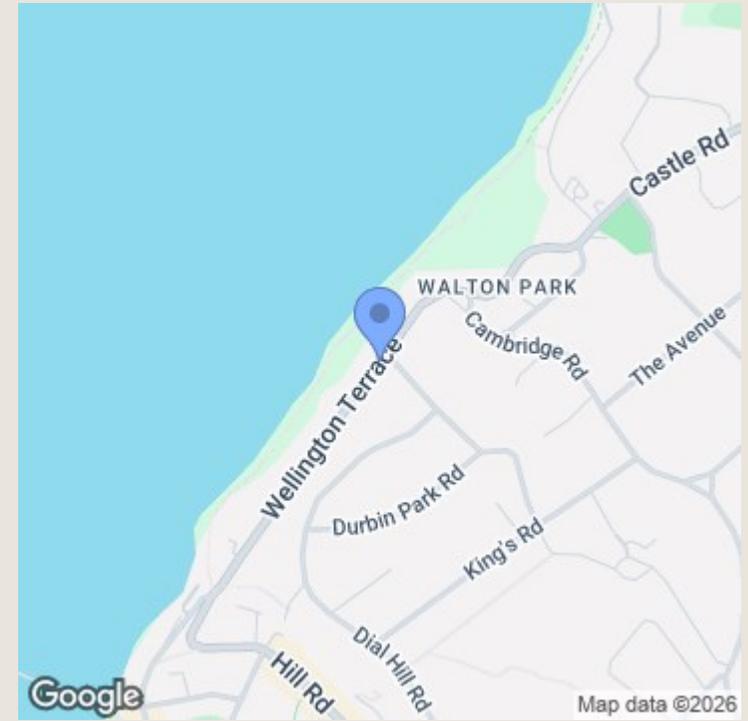
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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.
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 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

