



**29 RUDDYMEAD**

Clevedon, BS21 5EN

**Price £350,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Well-presented and attractive three-bedroom semi-detached family home enjoys a quiet cul-de-sac location, the property offers well-proportioned accommodation that is perfect for families looking for a move-in ready home. Key features include a gorgeous kitchen/diner, bright and airy lounge with bi fold doors, three bedrooms and a three piece family bathroom. Outside the property benefits from an enclosed rear garden with seating area and garden office with power & lighting. Lastly the property offers ample off street parking. **DON'T MISS YOUR OPPORTUNITY TO VIEW**

## 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.

## The local area

The local area\*

1.8 miles - Hill Road

1.2 miles – Clevedon Town Centre

1.9 miles – Clevedon Pier

1.4 miles – Junction 20, M5

\* Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: C

Tenure: Freehold

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	64	
(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	

# PROPERTY DESCRIPTION

Nestled in the charming cul-de-sac of Ruddymead, Clevedon, this beautifully presented three-bedroom semi-detached house offers a delightful blend of comfort and modern living.

As you enter, you are greeted by a warm and inviting atmosphere, with well-appointed living spaces that are both stylish and functional. The heart of the home is the generous living area, which flows seamlessly into a contemporary kitchen, making it ideal for entertaining guests or enjoying family meals.

One of the standout features of this property is the enclosed rear garden, providing a private oasis for relaxation and outdoor activities. Additionally, the garden office offers a versatile space that can be used for work, hobbies, or as a quiet retreat.

For those with vehicles, the property includes off-street parking for two to three cars, ensuring convenience and ease of access.

With its prime location in Clevedon, you will enjoy the benefits of a friendly community while being close to local amenities and beautiful coastal walks. This property is a must-see for anyone looking to settle in a desirable area.

## Entrance Vestible

## Dining Area

16'4" × 12'2" (4.998 × 3.73)

## Kitchen

10'0" × 7'3" (3.053 × 2.218)

## Lounge

16'0" × 11'1" (4.90 × 3.38)

## Landing

## Bedroom One

12'1 × 9'9 (3.68m × 2.97m)

## Bedroom Two

9'2 × 9'4 (2.79m × 2.84m)

## Bedroom Three

9'6 × 8'5 (2.90m × 2.57m)

## Bathroom

6'4 × 6'8 (1.93m × 2.03m)

## 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.

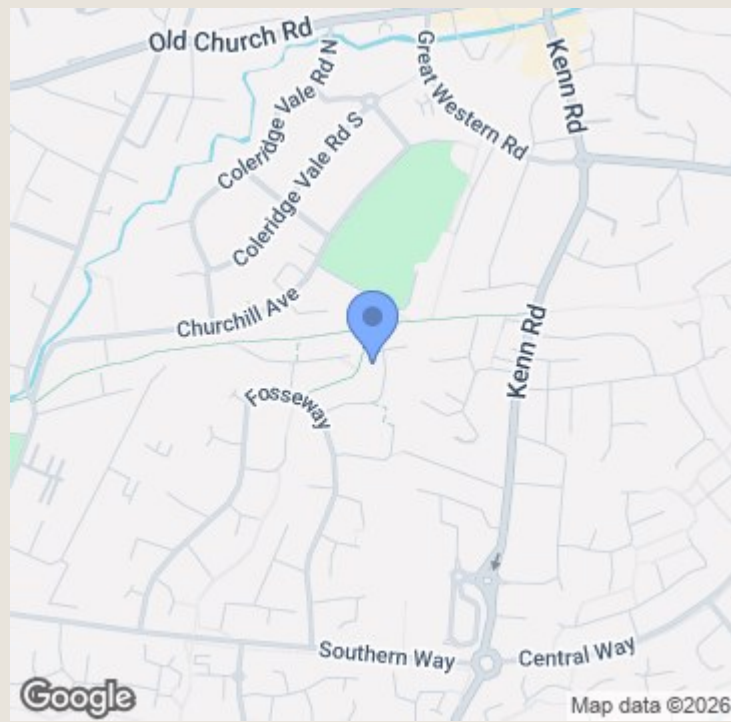
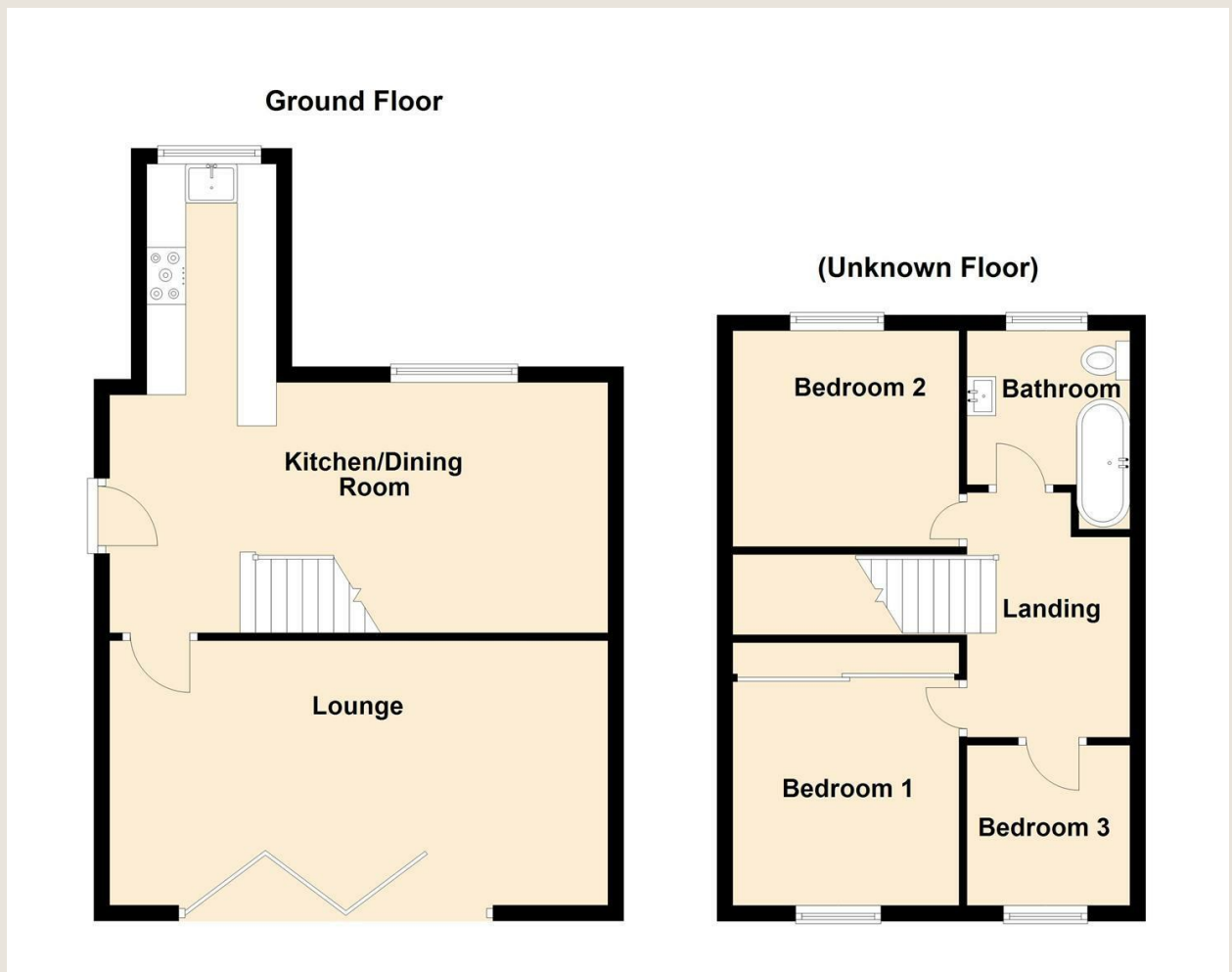
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[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)

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**

[clevelandon@mayfairproperties.net](mailto:clevelandon@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:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

