



83 Hill Road, Clevedon, BS21 7PL  
**£375,000**

Steven  
*Smith*



This stunning and recently renovated maisonette, complete with its own private front door and balcony, is perfectly positioned on the highly sought after Hill Road in Clevedon. The front door opens into an impressive hallway that sets the tone for the rest of the home. The exceptional sitting room features a high ceiling, a charming wood burning stove and elegant French doors that lead out to a balcony offering delightful views both up and down Hill Road and across towards Alexandra Gardens. The well presented kitchen diner provides an inviting space for cooking and entertaining, while a spacious utility room to the rear includes a back door and ample room for bicycles and additional storage. Upstairs, there are two generous double bedrooms, with the master boasting a fabulous bay window that enjoys the same attractive outlook as the sitting room, along with far reaching views towards the Bristol Channel. A spacious four piece bathroom completes the upper floor. The property is offered with vacant possession, making it an ideal opportunity for those seeking a beautiful home in a prime location.

### **Accommodation (all measurements approximate)**

Private front door opens to entrance vestibule with window, cupboard for shoes and coats etc, wood effect floor. Door opens with five steps rising to the landing with a staircase then rising up to the first floor accommodation.

### **Sitting Room 19' 7" x 13' 5" (5.96m x 4.09m)**

A very special room with a woodburning stove taking centre stage, window to side and a bay window with french doors opening to the private balcony. Features include picture rail, ceiling coving, central ceiling rose.

### **Kitchen/Diner 11' 1" x 10' 6" (3.38m x 3.20m)**

Beautifully fitted with a range of high gloss fronted wall and base units with working surfaces, sink with mixer tap and drainer, electric oven with four ring gas hob and contemporary extractor hood, metro tiled splashbacks, integrated dishwasher, space for a fridge/freezer and dining table. Wood effect floor, window, picture rail, ceiling coving, central ceiling rose.

### **Utility/Boot Room 13'8" x 8'2" max 4'8" min**

A very useful room with a work surface with plumbing for washing machine and space for tumble dryer and wall units, wood effect floor, two windows and a door giving access to the rear of the building. There is also space for pushbikes, prams etc.

### **FIRST FLOOR**

**Landing.** Window to side.

### **Bedroom 1 19' 8" into bay x 17' 3" (5.99m into bay x 5.25m)**

A magnificent room with a bay window providing a lovely outlook up and down Hill Road over towards Alexandra

Gardens and also in the winter months taking on the view of the Bristol Channel towards the Welsh coastline. Access to loft space.

### **Bedroom 2 18' 8" x 8' 2" (5.69m x 2.49m)**

A second generous double bedroom with window to rear.

### **Bathroom 11' 1" x 10' 1" (3.38m x 3.07m)**

A very spacious bathroom with a four piece suite of WC, washhand basin, freestanding bath and king size shower cubicle with mains shower, partially tiled walls, wood effect floor, access to the Vaillant gas fired combination boiler, window to rear, spotlights, extractor fan.

### **OUTSIDE**

From Hill Road steps rise and give access to the private front door of Number 83. The pathway extends to the rear of the property giving access to the back door leading into the utility space.

### **LOFT**

This is a sizeable space and subject to planning could be converted to create further accommodation.

### **Lease Details:**

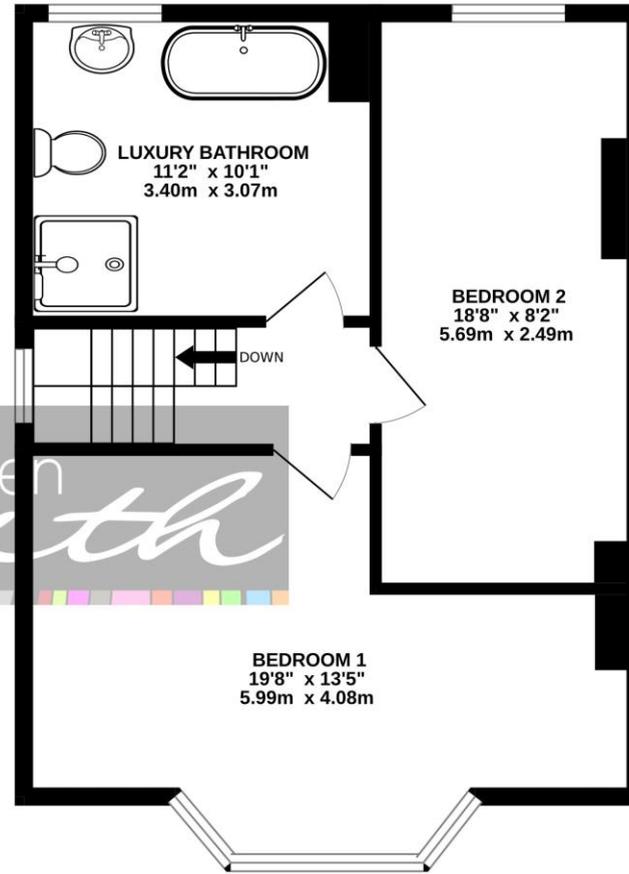
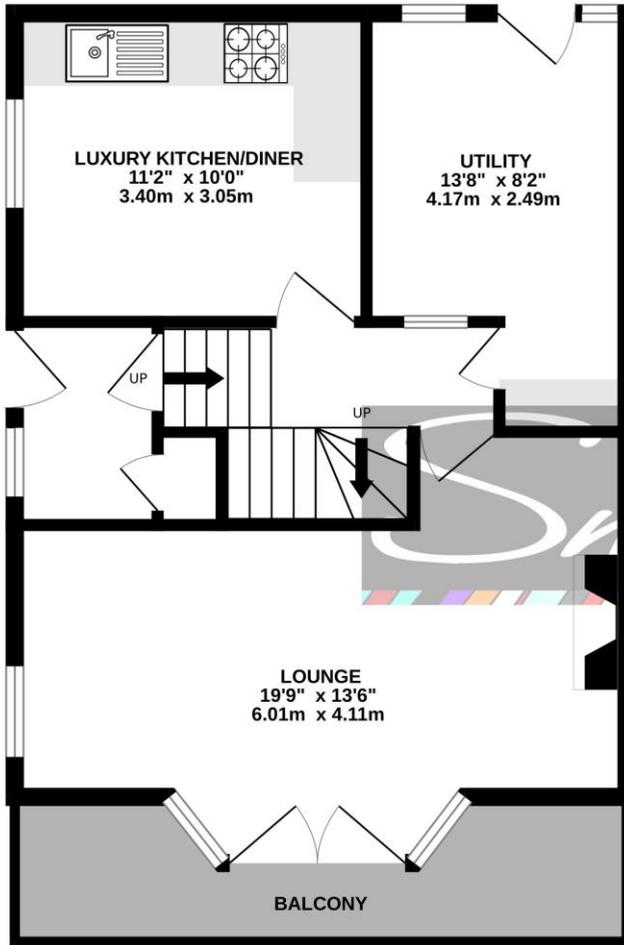
**Term:** Originally 999 years from and including 18 May 2012





GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Apartment



Leasehold



2



Balcony



1



B



1

**EPC**

D



Gas Central Heating



#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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