

8 HIGHDALE ROAD

Clevedon, BS21 7LR

Price £350,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

* IMMACULATE FLAT WITH IMPRESSIVE PRIVATE GARDEN * A truly exceptional and rarely available converted Victorian garden apartment, offering beautifully presented accommodation that effortlessly combines period charm with contemporary style.

The accommodation is centered around an impressive open-plan living, dining and kitchen area, creating a wonderfully sociable and light-filled environment. The stylish fitted kitchen flows effortlessly into the living space, while double doors open directly onto the private garden, seamlessly blending indoor and outdoor living. There are two generous double bedrooms, together with a modern refitted family four-piece bathroom.

Undoubtedly one of the property's most outstanding features is its private and unexpectedly large garden which enjoys a sunny south facing aspect.

The location is equally appealing, with the rare advantage of being within easy walking distance of both Clevedon Town Centre and the fashionable Hill Road, renowned for its independent boutiques, cafés and amenities.

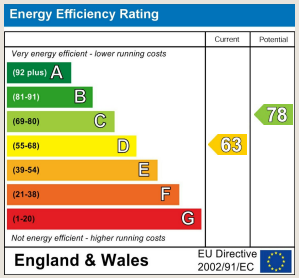
An exceptional property in a highly sought-after setting – early viewing is strongly recommended.

Situation

10 metres - St. Nicholas Primary School
0.20 miles - M&S Convenience Shop
0.45 miles - Clevedon Secondary School
0.53 miles - Junction 20 of the M5 Motorway
0.71 miles - Clevedon Pier
All distances are approximate and sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B
Tenure: Leasehold
EPC Rating: D













PROPERTY DESCRIPTION

Private Entrance
Through a private wrought iron gate, steps lead down to the private entrance with feature front door and gated access to the garden.

Entrance Hall
6'39 x 6'90 (1.83m x 1.83m)
Feature tiled flooring, radiator and door to;

Sitting Room
13'4 x 15' (4.06m x 4.57m)
uPVC double glazed doors opening to the garden with a raised decked entertaining area, feature gas fireplace with stunning surround, radiator, hardwood flooring, coving, television point, opening to;

Kitchen
6'74 x 27'55 (1.83m x 8.23m)
With a uPVC double glazed window to side, the kitchen is fitted with a range of matching eye and base level units with complementary worktop over and tiled surround, inset one and a half stainless steel sink with adjacent drainer and mixer tap over, four ring electric hob, electric fan assisted oven, space for fridge/freezer, plumbing for washing machine and dishwasher, radiator, hardwood flooring, the worktop extends to create a lovely breakfast bar area, feature ceiling stone arch, coving and sizeable walk-in pantry cupboard which also houses a space for a condensing tumble dryer.

Dining Area
7'83 (2.13m)
An ideal space for a dining table and chairs with hardwood flooring, tall radiator, coving and doors to;

Bedroom 1
14'41 x 13'42 (4.27m x 3.96m)
uPVC double glazed window to rear, two feature arches frame the space for the bed, built-in sliding door wardrobes, radiator and coving.

Bedroom 2
13'13 x 9'24 (3.96m x 2.74m)
uPVC double glazed window to side, built-in wardrobes and radiator.

Four-Piece Bathroom
7'8 x 8'4 (2.34m x 2.54m)
Obscured uPVC double glazed window to side, refitted white suite comprising low level W/C, hand wash basin set atop a vanity storage unit with mixer tap over and tiled surround, feature bath with mixer tap over and tiled surround and walk-in shower cubicle with mains rainfall style shower over and separate handheld attachment over with tiled surround, tall radiator and large storage cupboard housing the gas central heating combination boiler.

Rear Garden
110 (33.53m)
An impressive size and enjoying a desirable south-facing aspect, the rear garden provides a private and tranquil oasis, beautifully maintained and surrounded by an abundance of mature trees, established hedging and colourful planting. Accessed directly from the sitting room, a raised decked terrace offers the perfect space for outdoor entertaining, al fresco dining, or simply relaxing in the sunshine. A few steps lead down to the main garden area, which also benefits from a good size shed, useful storage room and gated access to the front of the property.

Leasehold Information
We have been advised there is the remainder of a 999 year lease which commenced in 1972. The owner of this flat will also own 1/3 of the freehold of the building which results in there being a symbolic annual ground rent of 5p. There is an annual maintenance charge of £1500.

Material Information
We have been advised the following;
Agent Note - Please be advised this property has no allocated parking.
Council Tax Band - B
Gas - Mains
Electricity - Mains
Water and Sewerage - Bristol and Wessex Water
Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/broadband-coverage.
Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at checker.ofcom.org.uk/en-gb/mobile-coverage.
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at map.n-somerset.gov.uk/DandE.html.





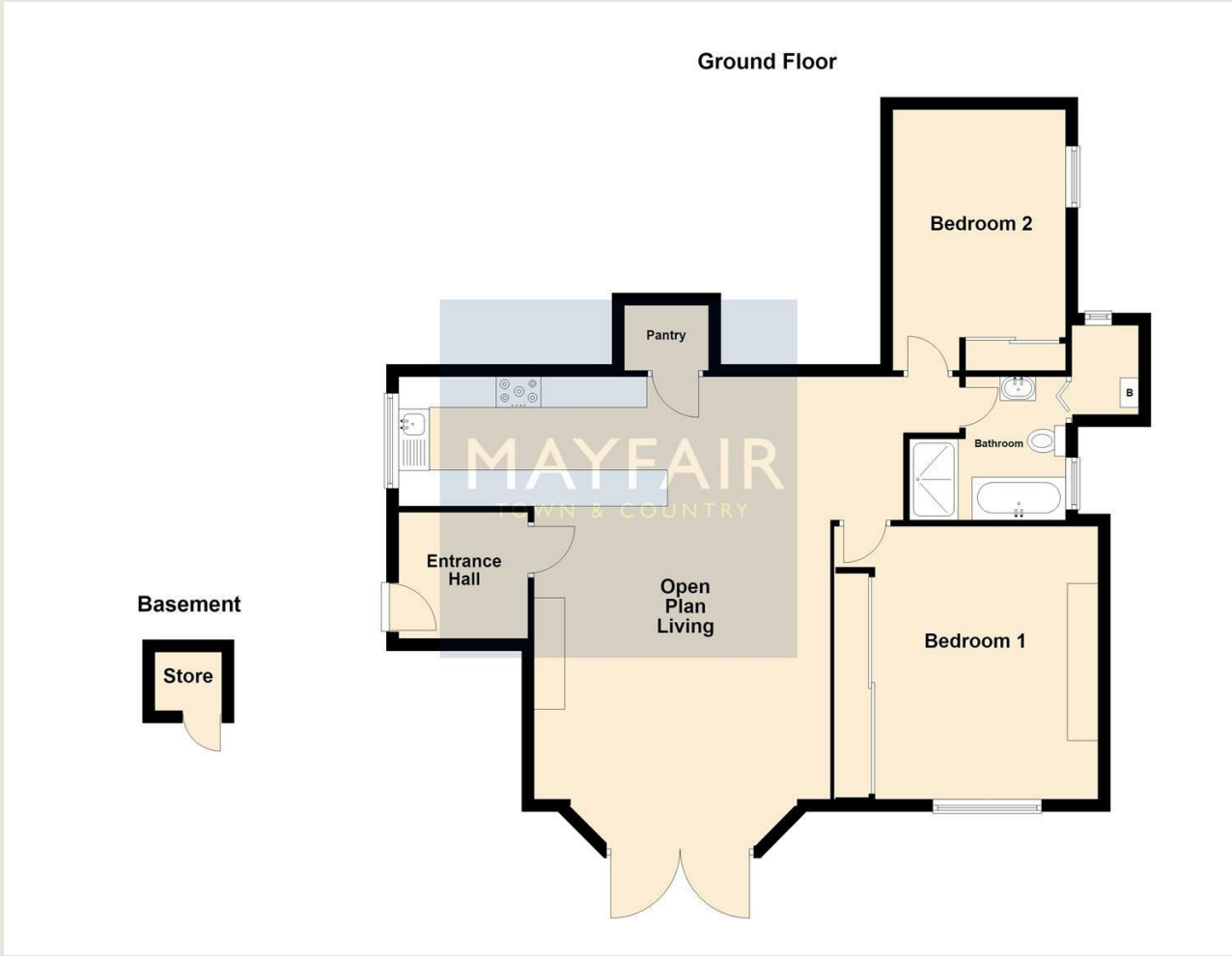


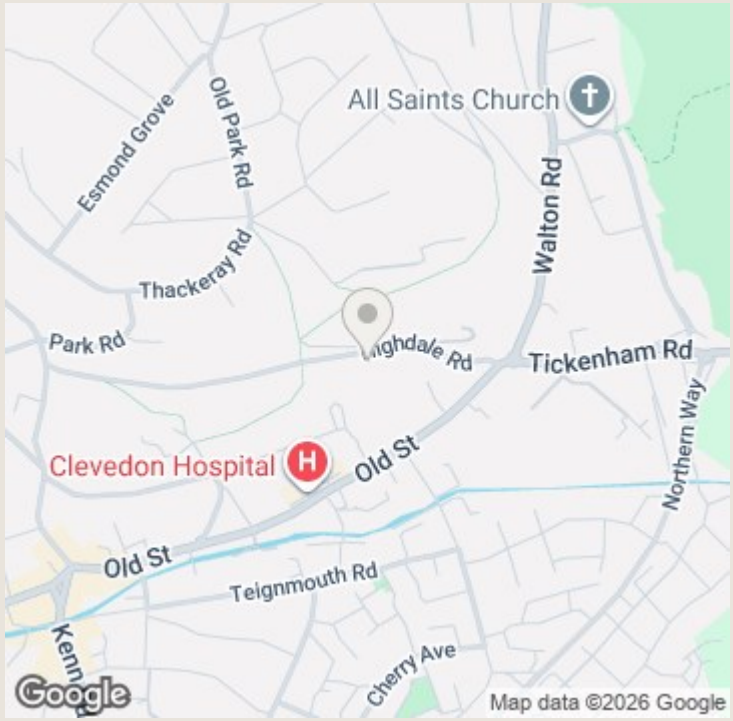












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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

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