

12 CASTLEWOOD CLOSE

Clevedon., BS21 7HS

Price £499,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

* PRIME LOCATION * Enjoying a superb position backing directly onto Clevedon's highly regarded Clevedon Cricket Club and its attractive grounds, this charming home is not to be missed.

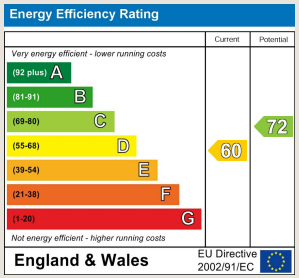
The ground floor accommodation briefly comprises a welcoming entrance hall with useful storage, a well-appointed kitchen, and an impressive 20ft living room with doors opening directly onto the garden. There are two generously sized double bedrooms and a modern shower room on the ground floor. Upstairs, the property features a spacious master bedroom complete with en-suite facilities and extensive eaves storage.

Situation

100 metres - Clevedon Cricket Club
180 metres - Bus Stop
0.31 miles - Dial Hill
0.45 miles - Clevedon Pier
0.98 miles - Junction 21 of the M5
Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: D
Tenure: Freehold
EPC Rating: D













PROPERTY DESCRIPTION

Hallway
Front door opening into the hallway, stairs rising to the landing, storage cupboard, thermostat controls, radiator and doors to;

Kitchen
10'0" x 8'10" (3.05m x 2.69m)
uPVC double glazed window to rear overlooking the garden, the kitchen is fitted with a range of matching base and eye level units, inset one and half stainless steel sink with adjacent drainer, five ring gas hob with extractor over, mid-height electric oven and built in microwave, space for fridge/freezer, plumbing for washing machine and dishwasher, wall mounted and concealed gas central heating and down lights,

Living Room
20'10" x 11'2" (6.35m x 3.40m)
uPVC double glazed windows overlooking the rear garden, feature open fireplace, radiator, television point, doors opening to the rear garden.

Bedroom 2
11'11" x 11'3" (3.63m x 3.43m)
Two uPVC double glazed windows to front, under-stair storage cupboard and radiator.

Bedroom 3
10'4" x 7'6" (3.15m x 2.29m)
uPVC double glazed windows to front and radiator.

Four-Piece Bathroom
Obscure uPVC double glazed window to side, suite comprising low level WC, hand wash basin set into storage vanity unit, low level WC, paneled bath with taps over, shower cubicle, radiator and extractor.

Landing
Eaves storage measuring 11'8" x 7'4", door to;

Bedroom 1
15'9" x 10'11" max measurements (4.80m x 3.33m max measurements)
Dual aspect windows with double glazed window to side, skylight window to rear overlooking Clevedon Cricket Club, eaves measuring 9'9" x 3'10" and additional storage cupboards, radiator and door to;

En-Suite
Skylight window to rear, suite comprising low level WC and hand wash basin set into storage vanity unit, shower cubicle with mains shower over.

Rear Garden
Enjoying a south/westerly facing aspect, the rear garden is fully enclosed by fencing and impressively private with the cricket field behind. Stepping from the living room onto a paved entertaining area, the garden is mostly laid to lawn with an array of shrubs and hedges, outside tap and courtesy door to the garage

Garage & Driveway
27'5" x 11'5" (8.36m x 3.48m)
The extended garage measured 27'5" x 11'5" with an up and over door to the front, power, lighting and courtesy door to the garden. The driveway in front of the garage provides off street parking for multiple vehicles.

Front Garden
Laid to lawn with a hedge border to the front.

Material Information
We have been advised the following;
Council Tax - D
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.





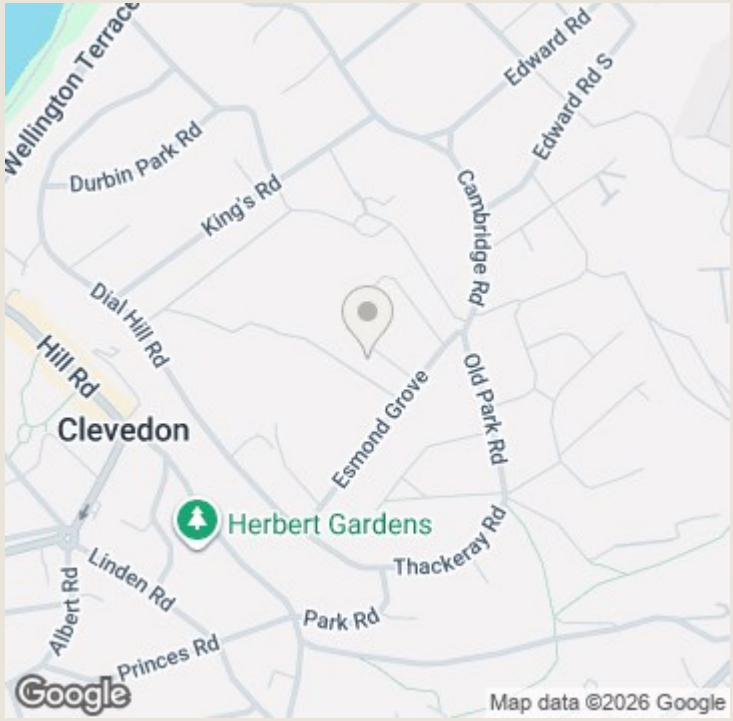







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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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