



50 HOLLAND ROAD

Clevedon, BS21 7YL

Price £358,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* OWNER HAS SECURED ONWARD PURCHASE \* Tucked away in a peaceful cul-de-sac, this extended family home offers superb access to a well-regarded primary school and a range of local amenities.

The accommodation briefly comprises a welcoming entrance hall leading into a bright and spacious lounge, featuring a charming picture window that overlooks attractive green space. The property further benefits from a well-appointed kitchen with a separate utility room, a convenient downstairs cloakroom, and a generous dining room forming part of the extension. Upstairs, there are three well-proportioned bedrooms along with a family bathroom.

Externally, the home occupies a corner plot, with a good-sized garden, detached garage, and a driveway providing ample off-street parking for multiple vehicles.

Perfectly positioned, the property is within easy reach of a popular primary school, Strode Leisure Centre, local shops, and idyllic riverside walks. Offering that all important extra space for modern family living, this is a home not to be missed - early viewing is highly recommended.

## Situation

- 100 meters - Mary Elton Primary School
  - 0.11 miles - The Riverbank
  - 0.13 miles - Strode Leisure Centre
  - 0.18 miles - Asda Supermarket
  - 0.18 miles - Bus Stop
- Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: B  
 Tenure: Freehold  
 EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

# PROPERTY DESCRIPTION

## Entrance Hall

Double glazed door opening into the entrance hall, obscure double glazed window to side, stairs rising to the landing and double doors opening to;

## Lounge

13'8" x 12'5" (4.17m x 3.78m)

uPVC double glazed window to front overlooking onto the front garden and a lovely green space which often sees wildlife, with varieties of garden birds, and squirrels, under-stair storage cupboard, radiator, television point and door to;

## Kitchen

15'8" x 10'5" max measurements (4.78m x 3.18m max measurements)

uPVC double glazed window to side, the kitchen comprises a range of matching eye and base level units with worktop space over and tiled surround, double 'Belfast' sink with mixer tap over, seven ring gas cooker with cooker hood over, plumbing for dishwasher and space for fridge/freezer, wall mounted gas central heating combination boiler, door to the utility room and archway to;

## Dining Room

11'6" x 8'6" (3.51m x 2.59m)

uPVC double glazed window to rear and radiator.

## Utility Room

uPVC double glazed door to the rear which opens to the driveway, worktop space with tiled surround and plumbing for washing machine, radiator, extractor and door to;

## Downstairs Cloakroom

Obscure uPVC double glazed window to side, suite comprising low level WC and hand wash basin set into storage vanity unit with mixer tap over and tiled surround.

## Landing

uPVC double glazed window to side, loft access and doors to;

## Bedroom 1

13'7" x 8'8" (4.14m x 2.64m)

uPVC double glazed window to front and radiator.

## Bedroom 2

9'3" x 9'1" (2.82m x 2.77m)

uPVC double glazed window to rear, built-in cupboard and radiator.

## Bedroom 3

6'10" x 6'8" (2.08m x 2.03m)

uPVC double glazed window to side, built-in cupboard and radiator.

## Bathroom

Obscure uPVC double glazed window to rear, suite comprising low level WC, hand wash basin with mixer tap over and tiled surround, panelled bath with shower over and tiled surround, radiator.

## Garden

Enclosed by a brick wall with courtesy side gate access to the front of the property.

The garden is low maintenance with multiple patio areas and flower borders, along with convenient electric socket.

## Driveway

Block paved driveway providing off street parking for two - three vehicles. Courtesy door access to the utility, access to the garden and garage.

## Garage

19'5" x 10'1" (5.92m x 3.07m)

Up and over door to the front, courtesy door access to the garden, power and lighting.

## Front Garden

Lovingly maintained, the front garden is laid to lawn with a feature tree and an array of flowers and plants. A walkway leads to the front door and gated access to the garden.

## Material Information

We have been advised the following;

Council Tax - B (north Somerset)

EPC -

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

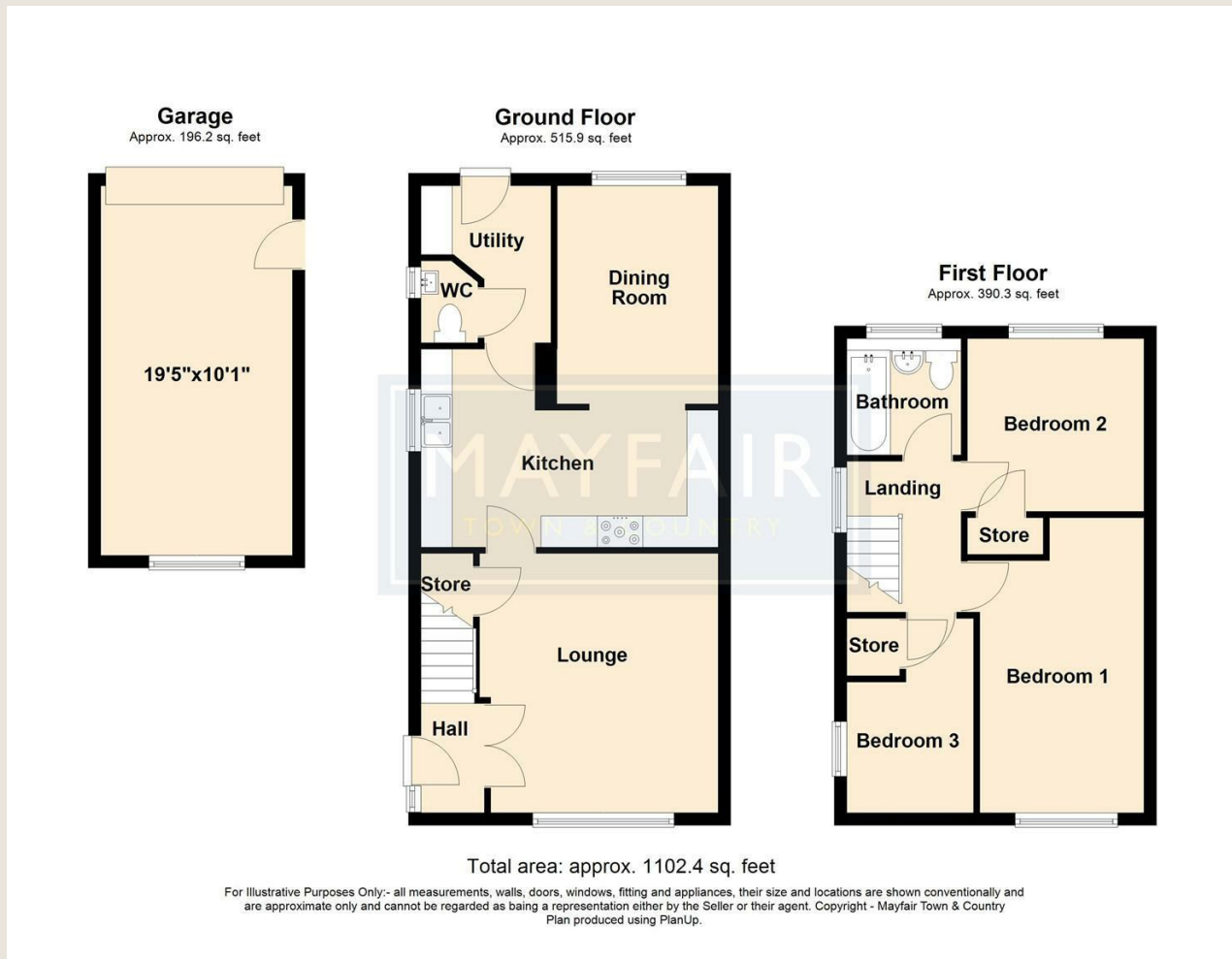
Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).











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

01275 341400

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## 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

