



30 COLERIDGE VALE ROAD SOUTH

Clevedon, BS21 6PB

Price £480,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled on the charming Coleridge Vale Road South in Clevedon, this delightful 1930s bay fronted semi-detached house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The heart of the home is the spacious kitchen/breakfast room, which is perfect for casual dining and family gatherings. The southerly facing rear garden is a true highlight, offering a sun-drenched outdoor space where you can enjoy the beauty of nature throughout the seasons. Whether you wish to cultivate a garden or simply unwind in the sun, this garden is sure to impress.

Additionally, the property includes a garage, providing convenient storage or parking options. With no onward chain, this home is ready for you to move in and make it your own without delay.

This semi-detached house, with its charming features and prime location, presents an excellent opportunity for those looking to settle in the picturesque town of Clevedon. Don't miss the chance to view this lovely property and envision your future in this wonderful home.

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.

Local Authority

North Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

A traditional 1930's three bedroom bay fronted semi detached home within a popular location of Clevedon, within easy access to the town centre.

The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests. The heart of the home is the spacious kitchen/breakfast room, which is perfect for casual dining and family gatherings.

The southerly facing rear garden is a true highlight, offering a sun-drenched outdoor space where you can enjoy the beauty of nature throughout the seasons. Whether you wish to cultivate a garden or simply unwind in the sun, this garden is sure to impress. There is an additional garden shed with mains power.

Additionally, the property includes a garage, providing convenient storage or parking options. With no onward chain, this home is ready for you to move in and make it your own without delay.

This semi-detached house, with its charming features and prime location, presents an excellent opportunity for those looking to settle in the picturesque town of Clevedon. Don't miss the chance to view this lovely property and envision your future in this wonderful home.

Entrance Hallway

Lounge

15'0 × 10'9 (4.57m × 3.28m)

Dining Room

11'7 × 10'9 (3.53m × 3.28m)

Kitchen/Breakfast Room

20'6 × 17'8 (6.25m × 5.38m)

Cloakroom

Landing

Master Bedroom

14'8 × 10'10 (4.47m × 3.30m)

Bedroom Two

11'7 × 9'8 (3.53m × 2.95m)

Bedroom Three

8'0 × 7'0 (2.44m × 2.13m)

Shower Room

7'2 × 6'11 (2.18m × 2.11m)

Utility

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:

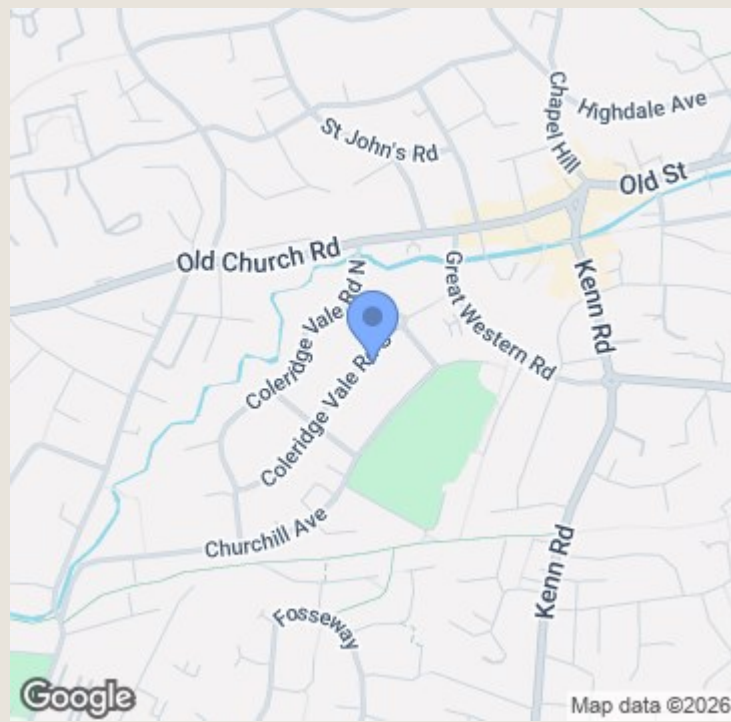
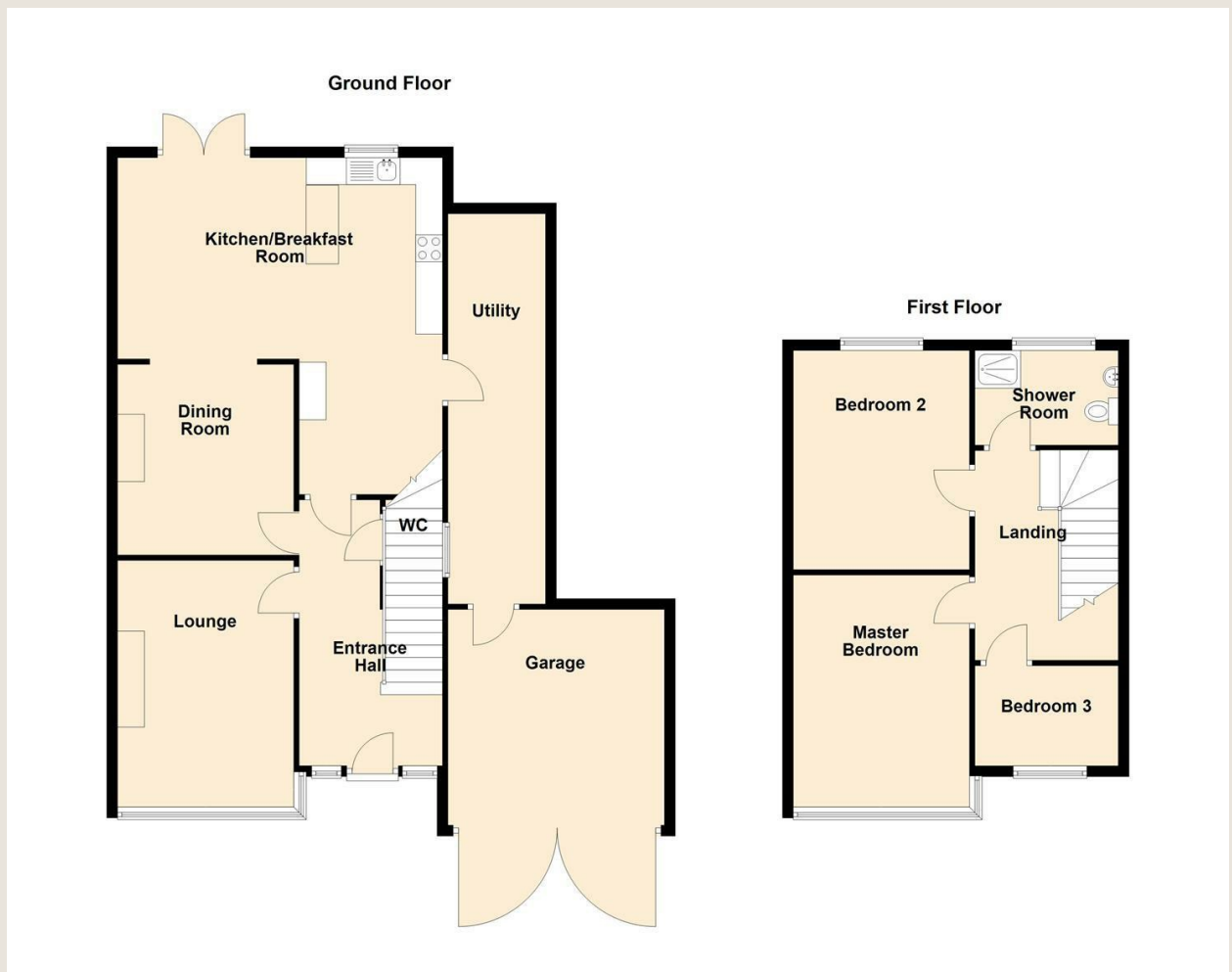
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

TENURE - Freehold



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

01275 341400

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:
 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

