



112B OLD CHURCH ROAD

Clevedon, BS21 7XP

Price £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located within level walking distance to Clevedon Seafront and the Town Centre, this delightful two double bedroom maisonette offers a perfect blend of comfort and style. With a spacious kitchen/dining room, a separate lounge and a courtyard garden and garage, this property is ideal for couples, small families, or those seeking a serene retreat.

Don't miss your opportunity to view!



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: B

Tenure: Share of 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	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

This Wonderful two double bedroom maisonette has many original and beautiful features.

As you enter, you are greeted by an attractive landing that boasts a stunning and ornate skylight window, allowing natural light to flood the space and create a warm, inviting atmosphere. This then leads you to the large kitchen/dining room, the bay fronted lounge, the two large double bedrooms (the master benefitting from built in wardrobes) and bathroom and separate wet room.

One of the standout features of this property is the lovely courtyard garden, which provides a private outdoor space perfect for relaxation or entertaining guests. Additionally, the property includes a garage, offering convenient storage and parking options.

This maisonette is not just a house; it is a home that promises comfort and a sense of community in the picturesque town of Clevedon. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in a vibrant area. Don't miss the chance to make this charming maisonette your own.

Hallway

Landing

8'7 x 7'4 (2.62m x 2.24m)

Kitchen/Dining Room

20'4 x 11'5 (6.20m x 3.48m)

Wet Room

7'5 x 2'11 (2.26m x 0.89m)

Lounge

16'5 x 11'5 (5.00m x 3.48m)

Master Bedroom

12'5 10'4 (3.78m 3.15m)

Bedroom Two

11'3 x 12'1 (3.43m x 3.68m)

Bathroom

8'0 x 5'5 (2.44m x 1.65m)

Courtyard Garden

Garage

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:

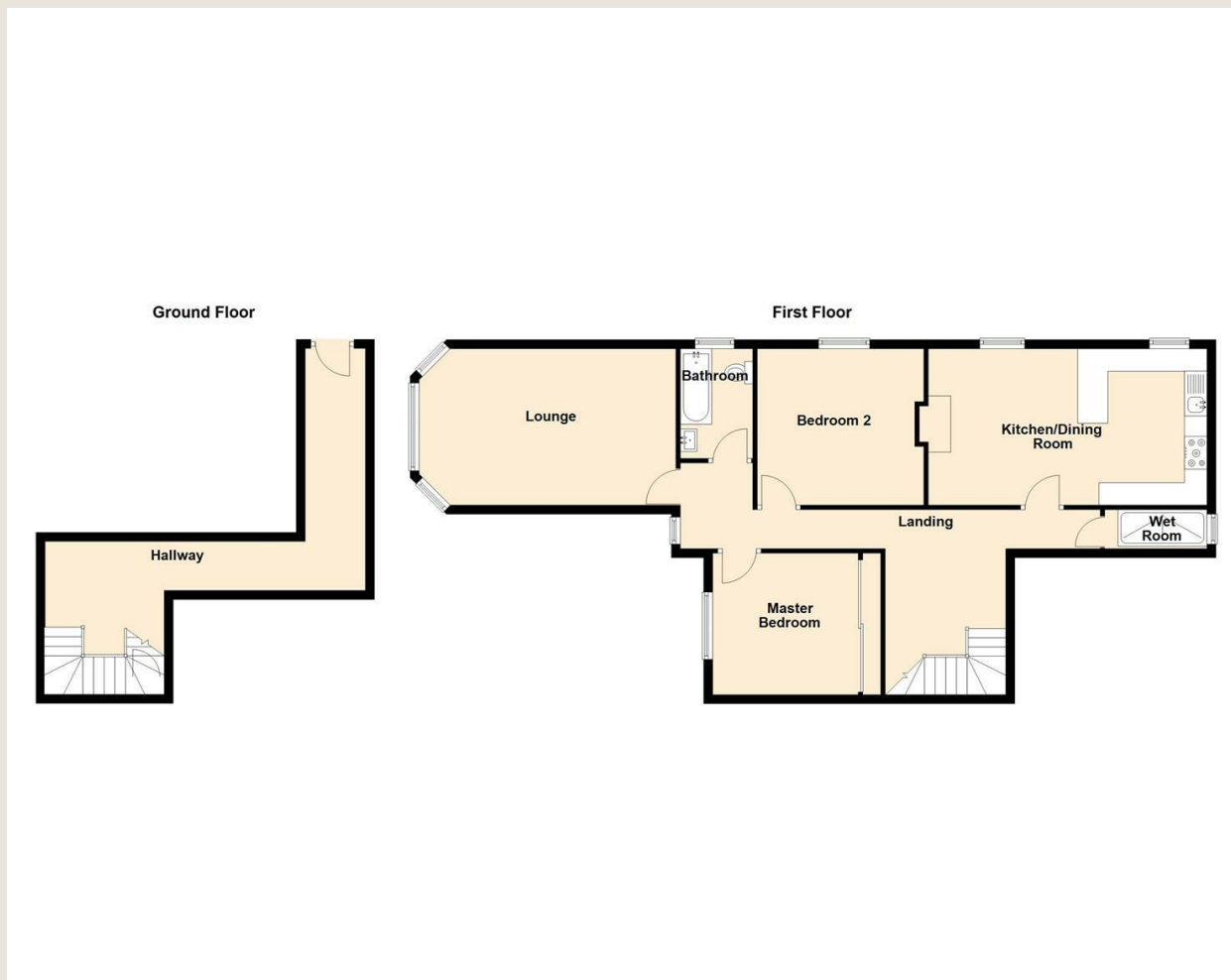
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Flood Information:

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

TENURE - Shared Freehold



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

