



8 CHAPEL HILL

Clevedon, BS21 7NL

Price £317,500

MAYFAIR  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

## \*FULLY RENOVATED & NO ONWARD CHAIN\*

Located on Chapel Hill, Clevedon, this beautifully renovated Victorian terraced house offers a delightful blend of classic character and modern convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you will be greeted by two large inviting reception rooms that provide ample space for relaxation and entertaining with restored original features and clean crisp modern restoration. The heart of the home is undoubtedly the newly fitted kitchen, which has been designed with both style and functionality in mind, the kitchen features integrated appliances and timeless cabinetry.

The contemporary bathroom complements the overall renovation, ensuring that every corner of this home meets the needs of modern living.

The property is ideally situated close to the town centre, allowing for easy access to local shops, cafes, and amenities. This prime location makes it a perfect choice for those who appreciate the vibrancy of community life while still enjoying the tranquillity of a residential area.

Step outside to discover a sunny decked rear garden, an ideal spot for outdoor dining or simply soaking up the sun. This private space enhances the appeal of the property, providing a serene retreat from the hustle and bustle of daily life.

## 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: Leasehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hallway

Upon entering, you're greeted by lovely natural oak effect laminate flooring, white wood skirting and freshly painted walls. To the left you will see the new sliding doors which take you through to the large dining and living area.

## Lounge

9'8 × 10'11 (2.95m × 3.33m)

Once in the lounge you will see the continuation of the the Oak laminate flooring, white wood skirting and new sash window. Original chimney breast sits pride of place in the centre of the wall and has been re plastered and left open for any form of display you desire. Either side of the chimney breast you can find built-in cabinetry and shelving with add functionality and ample storage. Over head lighting and radiator.

## Dining Room

9'1 × 11'10 (2.77m × 3.61m)

The flooring flows through the same from the hall and living. A new sash window has been fitted along with built in banquette seating to add convenience to dining. Low pendant lighting sits proudly above the dining table setting to set ambiance. along with wall set lighting, radiator and white wooden skirting.

## Kitchen

7'2 × 10'0 (2.18m × 3.05m)

Continuation of the light oak effect laminate flooring, you are greeted by dark fitted cabinetry and wood effect counter tops. You will find integrated electric over and hob, fridge freezer and stainless steel kitchen sink. Wood panelled walls with white sub way tile back splash. Full length wall open shelf for storage ease, new sash window, over head spot lighting and uPVC door.

## Master Bedroom

9'4 × 10'11 (2.84m × 3.33m)

New thick hard wearing cream carpet throughout, white wooden skirting, new sash window, chimney breast alcoves and over head lighting.

## Bedroom Two

8'10 × 11'0 (2.69m × 3.35m)

White wooden skirting, over head lighting, new cream hard wearing carpet throughout, new sash window.

## Bedroom Three

6'9 × 8'8 (2.06m × 2.64m)

New sash window, think hard wearing cream carpet, over head lighting, built in cabinetry housing the boiler which was installed late 2025 and carbon monoxide detector.

## Shower Room

4'4 × 7'6 (1.32m × 2.29m)

Three piece bathroom suite, including white wash basin, toilet and fitted shower cubical with two useful shower heads. alcoved shelving for convenient storage, fitted alcove mirror with over head spot lighting. Chrome towel warmer and white sub way tile.

## Cellar Room

Accessed from the garden this perfect cellar space is ideal for extra storage that works best your your living style.

## Outside

Lovely decked seating area with raised flower beds. rear access available. Door to cellar

## Material Information

Additional information not previously mentioned

Council Tax - B (North Somerset)

EPC - D

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

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

Flood Information:

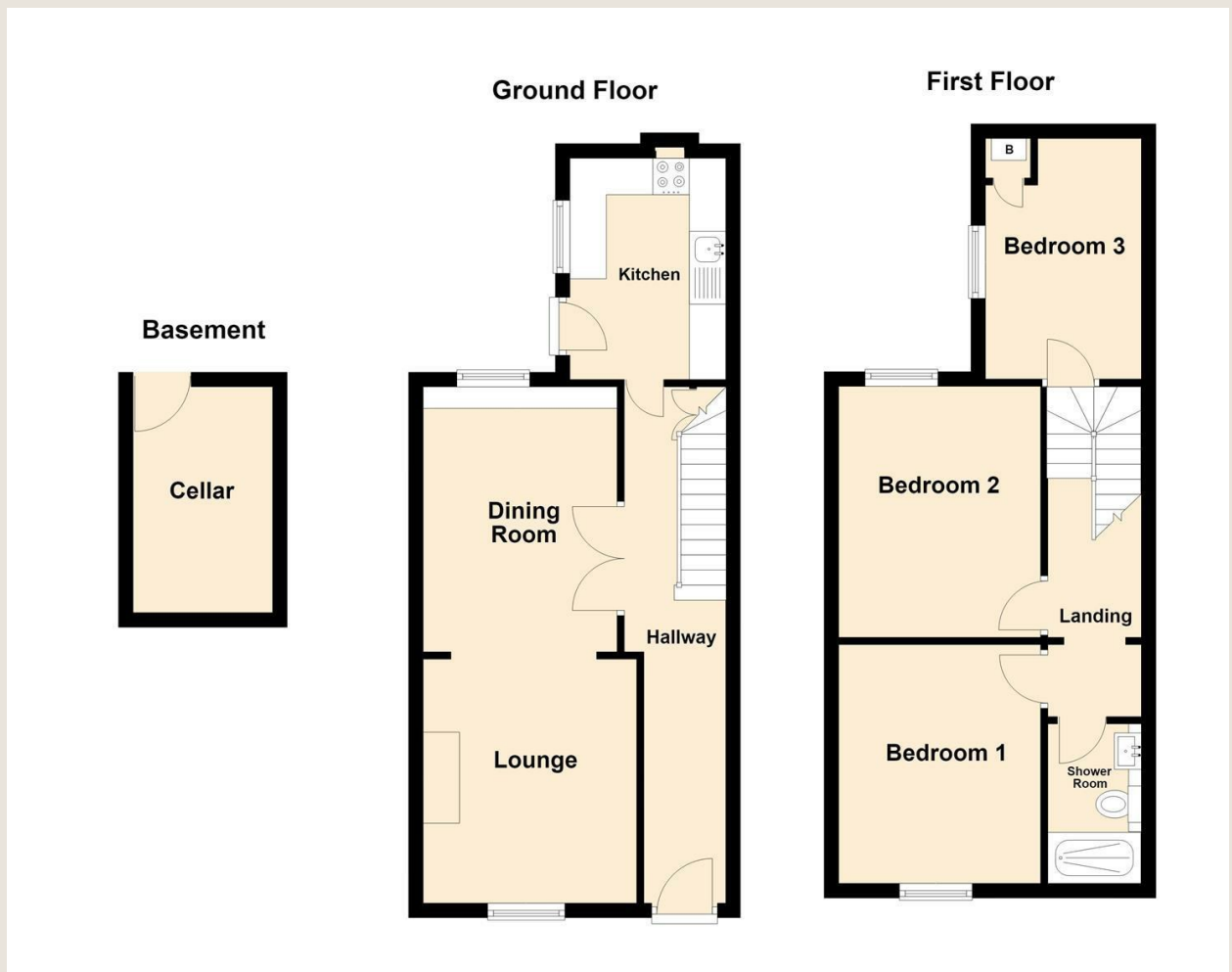
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

TENURE - Leasehold

1000 year lease from 29/9/1856. Annual Ground Rent - £2.00

## Agents Note

Under the 1979 Estate Agency Act, we are by law required to inform you that the above property is owned by a shareholder of The Property Group (2010) trading as Mayfair Town & Country.



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

