



**EVENSIDE CLARENCE ROAD EAST**

Weston-Super-Mare, BS23 4BP

**Price £335,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

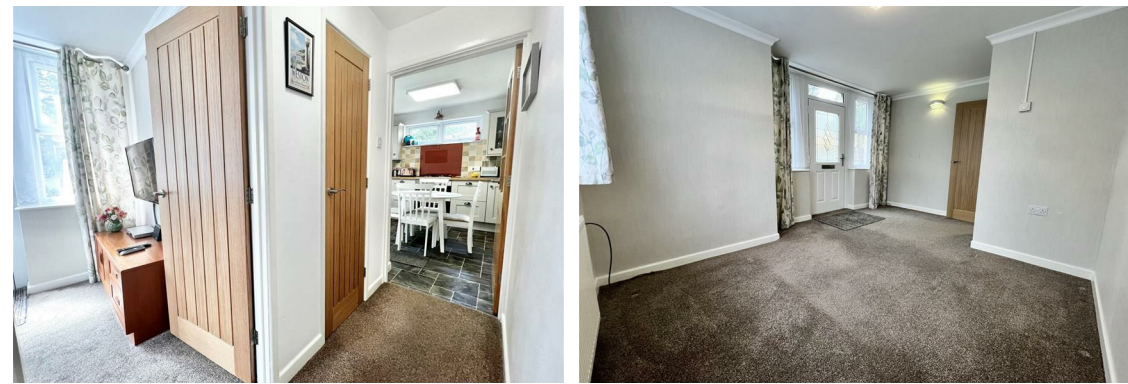
\* LOOKING FOR A LIFESTYLE CHANGE!! \* Unique and attractive, this one of a kind detached bungalow is only a stones throw from Clarence Park East and the Sea Front. Ideal for evening walks along the promenade and walking the dog in the close by park, a property conveniently positioned while also boasting an array of charm and character. Compared to close by flats, this home is detached, freehold and offers private and low maintenance outside space. Having been lovingly updated throughout, including uPVC double glazed windows and doors throughout, updated gas central heating, new kitchen and bathroom, consumer unit and so much more! Comprising in brief, sitting room, kitchen/dining room, two bedrooms, bathroom and a great amount of storage throughout. Externally the property enjoys a picket fence enclosed courtyard garden, gated driveway with space for several vehicles and potential for a carport/garage to be built (subject to planning permission). This is truly a special property in a fantastic position and rarely available, one that cannot be missed!

## Situation

36 meters - Clarence Park East  
 0.64 miles - Weston Train Station  
 3.87 miles - Junction 21 of the M5  
 1.01 miles - Weston General Hospital  
 0.21 miles - Weston-super-Mare Sea Front  
 Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: C  
 Tenure: Freehold  
 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	60	
(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

## Sitting Room

14'4" x 11'8" max (4.37m x 3.56m max)

uPVC double glazed front door opening into the sitting room, dual aspect with two uPVC double glazed windows to side and window to front, radiator, television point and door to;

## Hallway

Loft access, doors to all primary rooms and large storage cupboard measuring 5'10" x 4'4" that could be utilized as a study with the potential to instate a window for natural light.

## Kitchen/Dining Room

12'4" x 10'1" (3.76m x 3.07m)

Dual aspect uPVC double glazed windows to rear and side, the updated kitchen comprises a range of matching eye and base level units with worktop space over, inset four ring gas hob and electric double oven, freestanding washing machine and fridge/freezer, ample space for dining table and chairs, radiator, uPVC double glazed courtesy door opening to the courtyard style garden and archway to;

## Inner Hall

Updated consumer unit, storage cupboard housing the updated gas central heating combination boiler and storage, door to;

## Four Piece Bathroom

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

Obscure uPVC double glazed window to side, updated suite comprising low level WC, hand wash basin set into storage vanity unit with taps over, shower cubicle with mains shower over, panelled bath with taps and shower attachment over, fully tiled walls, extractor and towel radiator.

## Bedroom One

10'2" x 9'2" (3.10m x 2.79m)

uPVC double glazed window to front and radiator.

## Bedroom Two

9'4" x 8'5" (2.84m x 2.57m)

uPVC double glazed window to side and radiator.

## Courtyard Garden

Enclosed by brick wall and picket fencing, an area that has been created to relax and enjoy an evening.

## Driveway

Double gates opening to the driveway with parking for several vehicles and potential to build a garage/carport (subject to planning permission). Surrounding the driveway is a beautiful array of flowers, plants and hedges.



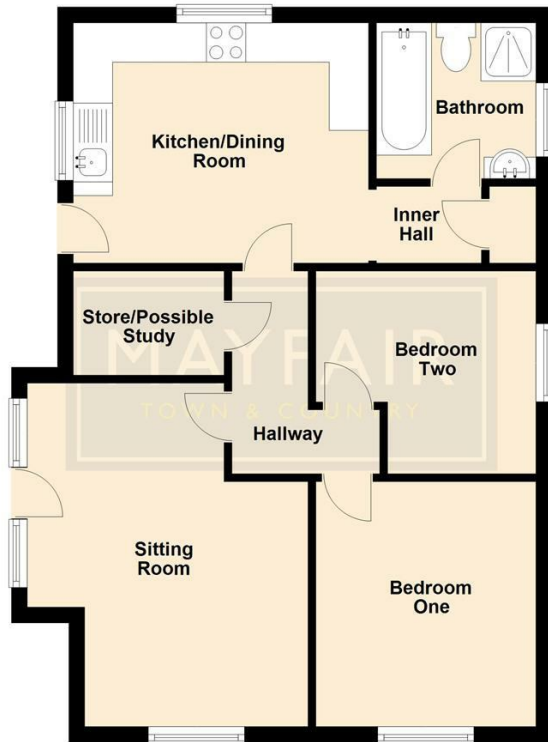






### Floor Plan

Approx. 580.9 sq. feet



Total area: approx. 580.9 sq. feet

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Plan produced using PlanUp.



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

01934 515153

worle@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:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

