



22 CLYNDER GROVE

Clevedon, BS21 7DF

Asking Price £599,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated in an elevated cul-de-dac within the desirable Walton-St-Mary area of Clevedon, this three bedroom detached bungalow offers mature front and rear gardens and a double garage. Internally the accommodation comprises entrance porch, entrance hall, living/dining room, fitted kitchen, three bedrooms, bathroom with separate cloakroom. Offered to the market with no onward chain, an internal viewing is strongly recommended.

Situation

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The local area

Local Authority

North Somerset Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(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

Enter via an obscured double glazed door and side light.

Entrance Porch

Obscured door and side light to entrance hall.

Entrance Hall

Access to roof space, radiator, built in cupboard housing the hot water cylinder and gas heating boiler.

Living/Dining Room

22'3" × 16'5" (6.78 × 5.00)

Double glazed picture window to front, double glazed sliding patio doors to rear, two radiators, brick built fireplace with wooden plynths and inset gas fire.

Kitchen

12'0" × 9'6" (3.66 × 2.90 (3.65 × 2.89))

Double glazed window and door to rear, radiator, fitted with a matching range of wall and base level units with roll edged work surface over and inset one and a quarter acrylic sink bowl and drainer unit, built in electric double oven and hob with extractor hood over, spaces for washing machine and upright fridge freezer. tiled splash backs.

Bedroom One

Double glazed window to rear, radiator, fitted with a range of bedroom furniture including wardrobes providing shelf and hanging space, knee hole dressing table, chest of drawers and bedside cabinets.

Bedroom Two

11'10" × 9'11" (3.61 × 3.02)

Double glazed window to rear, radiator, fitted with a range of bedroom furniture including wardrobes providing shelf and hanging space, knee hole dressing table and chest of drawers and bedside cabinets.

Bedroom Three

10'3" × 9'7" (3.12 × 2.92)

Double glazed window to front, radiator.

Cloakroom

Obscured double glazed window to front, radiator, low level W.C, wash hand basin, tiled flooring.

Bathroom

Obscured double glazed window to front, radiator, fitted with a suite comprising panelled bath, low level W.C, wash hand basin and vanity unit, tiled shower cubicle with shower over, tiled walling, light housing shaver point.

Front Garden

Laid mainly to lawn with mature trees and shrubs. a drive with parking for several vehicles leads to the double garage.

Double Garage

17'5" × 16'2" (5.31 × 4.93 (5.30 × 4.92))

Two metal up and over doors, power and light connected.

Rear Garden

The southerly facing rear garden is enclosed by feature stone walling and is laid mainly to lawn with mature shrub and flower borders. Outside cold water tap, path and gate providing side access.

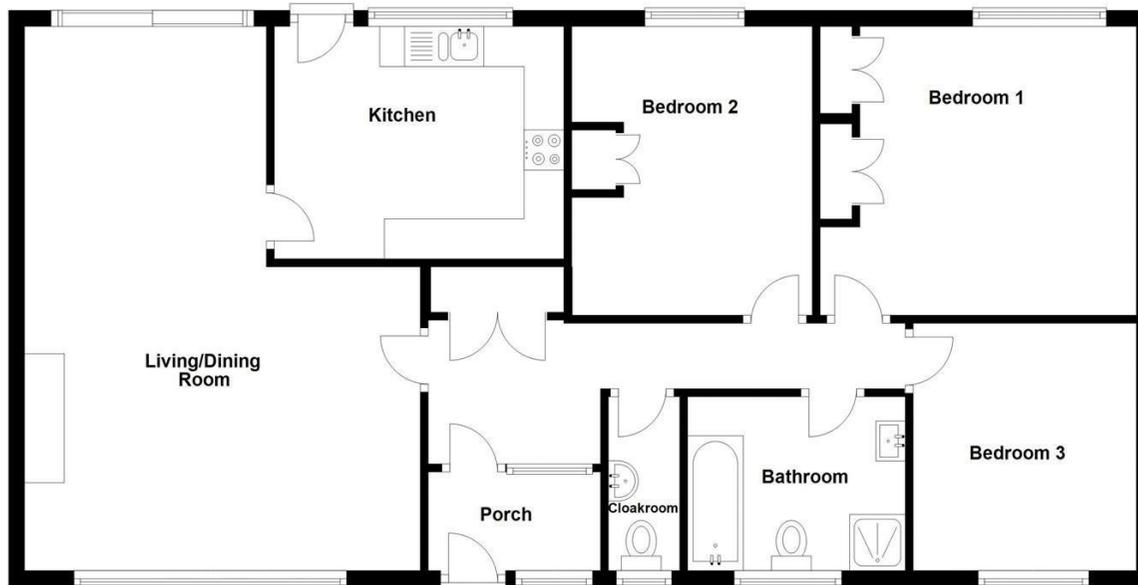
PROPERTY DESCRIPTION







Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

