



31 CASTLE ROAD

Clevedon, BS21 7DA

Offers In Excess Of £299,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located within Walton St Mary in Upper Clevedon this two bedroom top floor Victorian apartment offers substantial accommodation throughout with stylish refitted Kitchen / Breakfast room, 34ft lounge / dining room with views over Clevedon, two double bedrooms, four-piece Bathroom, externally there are mature communal grounds and a garage. Situated close to Hill Road, the picturesque Layde Bay, Clevedon Castle, coastal footpath and Clevedon Golf Club to name just a few. Offered with no onward chain.

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 apartment itself is ideally situated in Upper Clevedon near Hill Road which is a pleasant local shopping area including cafes, bars, unique shops, restaurants and a small supermarket, Clevedon seafront, the iconic Grade II listed Pier, Clevedon town centre. Clevedon also has many shops in the Triangle area along with the much-loved independent Curzon Cinema. This quiet setting is close to the beautiful Layde Bay and coastal footpath, and Clevedon Golf Club.

Local Authority

North Somerset Council Tax Band: C

Tenure: Leasehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	49	57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Communal Entrance Hall

The communal entrance is located to the rear of the building, there is a driveway leading to the garages. With communal door leading to hallway and stairs rising to first and second floor.

Entrance Hall

With cloaks hooks, Velux window with recess area, steps to bedroom two, further area of hallway with doors to bedroom one and bathroom, steps rising to kitchen / breakfast room.

Bedroom Two

12'4 x 11'11 (3.76m x 3.63m)

With side aspect Velux window, radiator, eaves storage space, small loft hatch, vaulted ceiling with exposed beams.

Bedroom One

12'8 x 11'10 (3.86m x 3.61m)

Side aspect double glazed window, radiator, vaulted ceiling.

Bathroom

15'7 x 7'1 (4.75m x 2.16m)

A large four-piece suite comprising freestanding bath, enclosed shower cubicle, low level WC, vanity wash and basin, half tiled walls, radiator, vaulted ceiling.

Kitchen / Breakfast Room

22'6 max x 14'10 max (6.86m max x 4.52m max)

Side aspect double glazed window. A recently refitted kitchen fitted with a stylish range of base level units, space and plumbing for washing machine and dishwasher, integral electric oven and microwave, inset gas five ring hob, inset sink and drainer unit, tiled splashbacks, space for double fridge freezer, breakfast bar, two radiators, two storage cupboard, vaulted ceiling with exposed beams.

Lounge / Dining Room

34'6 max x 22'8 max (10.52m max x 6.91m max)

A fantastic room with two front aspect windows enjoying views over

Clevedon, two radiators, vaulted ceiling with exposed wooden beams, the area is divided into a large lounge and dining area with a space for large dining table and chairs.

Garage

Located in a block with up and over door to the rear of the building. In addition there are mature communal grounds.

Leasehold Information

We have been informed that there is a 999 year lease with a remainder of 944 years, there is a monthly management fee of £175 per month.

Material Information

Additional information not previously mentioned, we have been advised;

- Mains electric, gas and water
- Gas room heating

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:

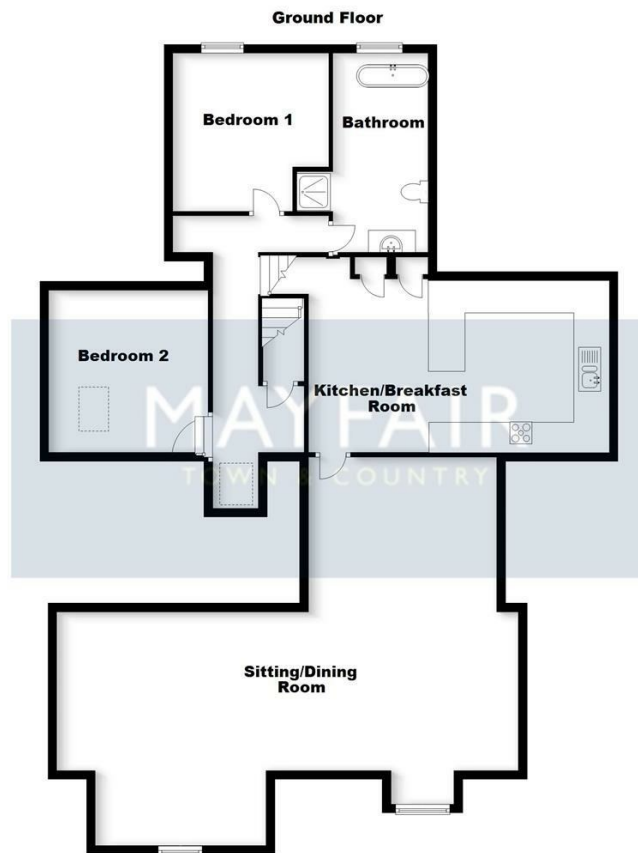
flood-map-for-planning.service.gov.uk/location











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Plan produced using PlanUp.



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

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

