



126 OLD CHURCH ROAD

Clevedon, BS21 7XP

Price £750,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This luxurious high quality individual detached family home is located in a popular area within easy reach of the sea front and local amenities. The home has vast accommodation with imaginative design and includes a large garage, workshop and Endless Pool. Internally there is a cloakroom, utility room, movie room, study, large open plan dining area and high end fully fitted kitchen / breakfast room with bi-fold doors to rear garden opens into a fantastic 18ft bay lounge. Upstairs there are four bedrooms, master suite has walk in wardrobes and stylish ensuite with bath and walk in shower; there is a separate shower room. Externally there are front and rear gardens, oversize garage with work room and off street parking to the front and Endless Pool. This property must be internally viewed to appreciate what it has to offer!

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 near to Clevedon town centre, Clevedon seafront, 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.

The local area

The local area*

0.5 miles - Clevedon Town Centre

1.2 miles – Hill Road

0.8 miles – Clevedon Pier

1.0 miles – Junction 20, M5

* Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Tax Band: F

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(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 Hall

10'1" x 13'5" (3.08m x 4.10m)

A fantastic entrance via double solid oak doors with leaded glass, with stairs rising to first floor landing, understairs storage cupboard, tiled flooring, chrome radiator, double storage cupboard with dressing rail, coving to smooth ceiling, doors to all rooms including leaded glass solid oak door leading to Kitchen / Breakfast Room and double solid oak doors to Playroom / Movie Room.

Cloakroom

5'3" x 4'6" (1.59m x 1.38m)

Front aspect obscure double glazed sash window. Comprising low level WC, pedestal wash hand basin, tiled flooring, chrome radiator, extractor fan.

Play Room/Movie Room

16'9" x 11'1" (5.11m x 3.38m)

Large front aspect double glazed sash box bay window, storage cupboard with shelving, television point, inset spotlighting, chrome radiator, coving to smooth ceiling.

Utility Room

6'0" x 8'11" (1.84m x 2.73m)

Side aspect double glazed window. Fitted with a range of eye and base level units, inset circular stainless steel sink, wall mounted Valliant combination boiler, space and plumbing for washing machine (there is currently a tumble dryer above, both white goods will stay if required), radiator, tiled flooring.

Study

7'1" x 8'11" (2.15m x 2.73m)

Side aspect double glazed sash window, chrome radiator, coving to smooth ceiling.

Dining Area

10'9" x 8'11" (3.27m x 2.73m)

Side aspect circular double glazed window, storage with light and opening to lounge, chrome radiator, double wine fridge, coving to smooth ceiling.

Kitchen/Dining Room

20'5" x 22'1" (6.23m x 6.74m)

Rear aspect bi-fold doors opening to rear garden. A stylish and sophisticated space fitted with high end fittings and eye and base level units with granite worktops over, integral 'Fisher and Paykel' five ring induction hob with Elica extractor fan over, two integral stainless steel 'Fisher and Paykel' dishwashers, two fitted Miele ovens, integral microwave and coffee machine, integral double fridge and freezer with ice maker, fitted recycling station, island with storage under and breakfast bar area, display cupboards with lighting, raised wooden flooring with spotlights, smooth ceiling with inset spotlighting, tall chrome radiator and further radiator, tiled flooring.

Lounge

18'2" x 14'0" (5.54m x 4.27m)

An impressive room accessed via wide steps, five rear aspect double glazed sash windows overlooking rear garden and pool room, two radiators, opening to Kitchen / Breakfast Room and Dining Area, inset hole in the wall gas remote controlled fire, built in television with surrounding area, coving to smooth ceiling.

First Floor Landing

11'3" x 5'11" (3.43m x 1.80m)

Front aspect double glazed picture window, radiator, storage cupboard, coving to smooth ceiling, doors to all first floor rooms.

Master Bedroom

18'11" x 13'2" (5.76m x 4.02m)

The master suite has two rear aspect double glazed sash windows, accessed via double solid oak doors, with dressing area, steps up to bedroom area, smooth ceiling (vaulted areas), radiator, automatic lighting over step area.

En-suite

9'2" x 8'9" (2.79m x 2.67m)

Two rear aspect obscure double glazed windows. Comprising fitted bath with water fall tap, large walk in fully tiled shower with rainfall head over and shower attachment, low level WC, vanity wash hand basin, tall chrome radiator, integral television, tiled splashbacks, smooth ceiling inset spotlighting, underfloor heating.

PROPERTY DESCRIPTION

Dressing Room

8'3" x 14'0" approximately (2.51m x 4.27m approximately)

Fitted with shelving and rails, further double wardrobes, smooth ceiling with inset spotlighting.

Bedroom Two

15'1" x 9'1" (4.60m x 2.77m)

Two front aspect double glazed sash windows, built in wardrobes, double radiator, built in shelving.

Bedroom Three

12'1" x 9'1" (3.68m x 2.77m)

Two front aspect double glazed windows, built in wardrobes, double radiator, smooth vaulted ceiling.

Bedroom Four

7'5" x 9'0" (2.26m x 2.74m)

Side aspect double glazed window, smooth vaulted ceiling, built in wardrobes, steps leading to mezzanine area ideal for storage or kids play area, double radiator, coving to smooth ceiling.

Family Shower Room

7'0" x 8'6" (2.13m x 2.58m)

Front aspect obscure circular window. Comprising walk in fully tiled double shower, vanity wash hand basin, low level WC, flooring to ceiling tiling, tall chrome radiator, smooth ceiling, underfloor heating.

Front Garden

The front garden is enclosed by low level walling with courtesy tiled pathway leading to front door, canopy covering door area, areas laid to shingle.

Rear Garden

A low maintenance rear garden enclosed by panel fencing and walling, laid to paving with various shrub and flower raised beds, decked area, sliding doors to pool room. Side area laid to shingle with double gates leading to further

parking area. Access to oversized garage with work room. Please note, there is CCTV in the rear garden accessed by television unit in master bedroom and lighting that is movement activated.

Pool Room

With dual aspect full length windows the pool room houses an Endless Pool which is ideal for those wanting to use for fitness or purely swimming enjoyment.

Garage

An oversize garage with electric roller remote controlled door, light and power, work room area. There is parking to the front of the garage and further to the front of the double gates.

Material Information

Additional information not previously mentioned, we have been advised;

- Mains electric, gas and water
- 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

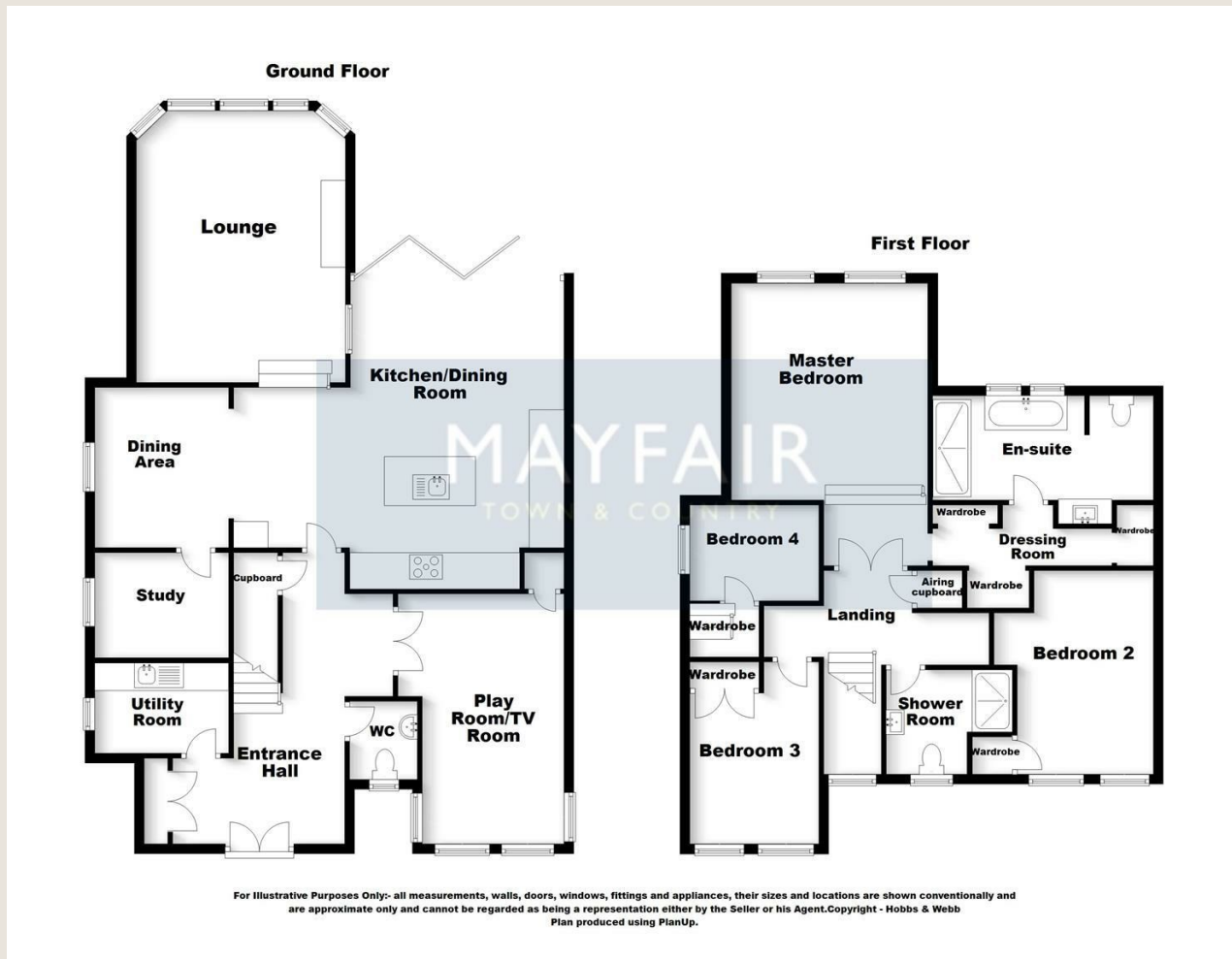
Flood Information:

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









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)

