



## DOWNSCOTE DUCK LANE

Clevedon, BS21 6TP

Price £600,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Situated perfectly for those wanting both country living with the convenience of being close to local amenities, this family home is located within a quiet cul-de-sac in the desirable village of Kenn. The detached property offers flexible accommodation throughout with Lounge, Kitchen / Dining room, Cloakroom, Utility Room, Three / Four Bedrooms, Bathroom and En-suite Shower Room. The mature rear garden has picturesque countryside views, fully insulated office, there is a garage, carport and off street parking for numerous vehicles to the front. Offered to the market with no onward chain. The property has to be viewed to fully appreciate what it has to offer!

## Situation

Kenn is a small rural parish located in North Somerset. It is within 3 miles of Clevedon which 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. With easy reach of 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.

## 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		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Entrance Hall

With doors to all rooms, stairs rising to first floor landing, understairs storage cupboard, further storage cupboard.

## Reception / Bedroom Four

12'4" x 10'7" (3.76m x 3.23m)

Front aspect double glazed window, radiator, laminate flooring.

## Lounge

24'1" x 15'2" max measurements (7.34m x 4.62m max measurements)

A light and airy dual aspect room with two front aspect double glazed windows, high level side aspect obscure double glazed window. Rear aspect sliding double glazed doors leading to rear garden, three radiators.

## Dining Room

13'4" x 9'2" (4.06m x 2.79m)

Stovax wood burner, tiled flooring, double radiator, ample space for dining table and chairs, opening to kitchen.

## Kitchen

14'9" x 7'10" (4.50m x 2.39m)

Rear aspect double glazed window overlooking rear garden and side aspect double glazed window. Fitted with a range of eye and base level units, inset sink and drainer unit, eye level electric double oven, fitted induction hob, space and plumbing for dishwasher, space for tall fridge freezer and door to utility room.

## Utility Room

8'8" x 8'1" (2.64m x 2.46m)

Rear aspect double glazed door, space and plumbing for washing machine, space for tall fridge freezer, inset sink and drainer unit, tiled flooring.

## Bathroom

7'6" x 6'0" (2.29m x 1.83m)

Rear aspect obscure double glazed window. Fully tiled bathroom comprising panel enclosed bath with electric shower over, pedestal wash hand basin, low level WC, heated towel rail.

## First Floor Landing

Rear aspect double glazed window overlooking the rear garden and enjoying countryside views, loft hatch, door to Cloakroom, air conditioning unit, doors to all bedrooms.

## Cloakroom

Comprising low level WC, pedestal wash hand basin.

## Bedroom One

13'4" x 10'9" excluding wardrobes (4.06m x 3.28m excluding wardrobes)

Front aspect double glazed window, fitted wardrobes with four sliding doors, door to ensuite shower room, radiator.

## Ensuite Shower Room

6'0" x 5'6" (1.83m x 1.68m)

Vaulted ceiling with Velux window. Comprising corner shower, low level WC, pedestal wash hand basin, heated towel rail, fitted storage compartments.

## Bedroom Two

13'10" x 10'5" (4.22m x 3.18m)

Front aspect double glazed window, fitted storage cupboard, radiator.

## Bedroom Three

11'6" x 8'5" (3.51m x 2.57m)

Side aspect double glazed window, airing cupboard housing water tank, radiator, two eaves storage cupboards.

## Front Garden

Mature shrubs enclose the front boundary, large area partly laid to chippings and driveway parking laid to block paving for numerous vehicles leading to garage and car port.

## Rear Garden

A fantastic mature rear garden enclosed by panel fencing and enjoying delightful countryside views, mainly laid to lawn with patio areas, vegetable patch, pond, outside tap and power. There is a fully insulated office with light and power, outside store, greenhouse.

## Garage

21'2" x 8'5" (6.45m x 2.57m)

The garage has a roller door to front, light and power and courtesy door to the carport.

## Carport

23'5" x 9'9" (7.14m x 2.97m)

The carport has a roller door to front, courtesy door to the garage and access to the garden.

## Material Information - We have been advised the fo

Oil heating

Electricity - Mains - Scottish Power

Water and Sewerage - Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).







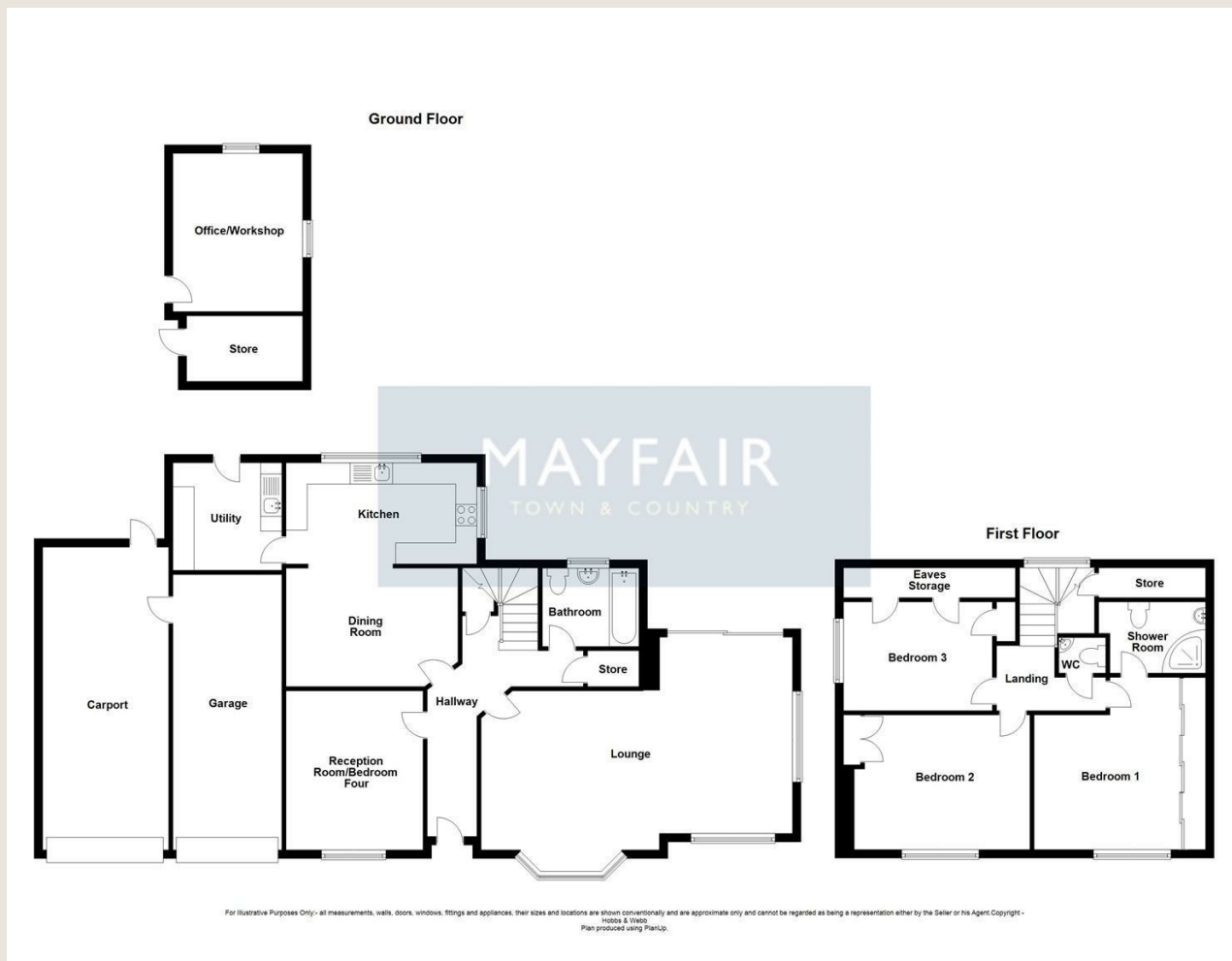












TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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)

