



46 GRIFFIN ROAD

Clevedon, BS21 6HJ

Price £379,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This family home has it all! Situated in the heart of Clevedon with level access into the town centre, a double garage with further parking for numerous vehicles and a rear garden measuring just short of 100ft in length to name a few. With three bedrooms the property comprises a 16ft dual aspect lounge, opening into a newly refitted stylish kitchen / breakfast room, downstairs shower room and utility. Upstairs there are three bedrooms and family bathroom. Externally there is a large rear garden, large double garage and parking to the front and side for numerous vehicles. An internal viewing is highly recommended.

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 house 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*

0.6 miles – Hill Road

0.9 miles – Clevedon Pier

0.5 miles – Junction 20, M5

0.2 miles - Town Centre

* Distances are approximate & sourced from Google Maps

Local Authority

North Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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 Porch

Front aspect double glazed door leading to entrance porch with double glazed door leading into hallway, two side aspect double glazed windows.

Entrance Hall

Doors leading into lounge, kitchen and stairs rising to first floor landing, smoke detector, tall vertical radiator.

Lounge

16'10" × 12'3" (5.13 × 3.73)

Front aspect uPVC double glazed window and rear aspect double glazed doors leading to the rear garden, television and telephone points, radiator, traditional oak beam mantel, herringbone LVT flooring, smooth ceiling, opening to kitchen.

Kitchen/Breakfast Room

13'2" × 9'9" (4.01 × 2.97)

Rear aspect uPVC double glazed window overlooking rear garden. A refitted stylish kitchen with a range of sleek eye and base level units with Quartz worktops over, inset one and a half bowl sink, integral dishwasher and tall fridge freezer, integral electric oven and induction hob, extractor over, understairs storage cupboard, door to shower room and utility, herringbone LVT flooring running throughout.

Shower Room

Side aspect uPVC obscure window. Comprising low level WC, vanity wash hand basin, enclosed corner shower cubicle with mains power, heated towel rail, extractor fan, door to utility and side aspect uPVC double glazed door leading to rear garden.

Utility Room

Side aspect obscure uPVC double glazed window, with space and plumbing for washing machine, wall mounted gas meter.

First Floor Landing

With rear aspect window, doors to all rooms, loft access with pull down ladder.

Bedroom One

12'4" × 9'8" (3.76 × 2.95)

Front aspect uPVC double glazed window, fitted wardrobes, radiator, over stairs storage.

Bedroom Two

11'0" × 10'2" (3.35 × 3.10)

Front aspect uPVC double glazed window, radiator, built in wardrobe, further storage cupboard housing combination boiler.

Bedroom Three

9'3" × 6'11" (2.82 × 2.11)

Rear aspect uPVC double glazed window, radiator, built in wardrobe.

Bathroom

Two rear aspect obscure uPVC double glazed windows. Fully tiled bathroom comprising three piece suite of bath with shower over, pedestal wash hand basin and low level WC, radiator, grey wood effect vinyl flooring, fitted mirror.

Garage

A larger than average size double garage with power and lighting. There is side access from the garden and an electric roller door.

Front Garden

With large driveway leading to garage and further shingle area for parking for numerous vehicles, mature shrubs and bushes. Wooden gates leading to driveway and courtesy gate.

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Rear Garden

Enclosed by walling the large rear garden is just short of 100ft in length, mainly laid to lawn with various flower beds and large patio area, water butt. There is access to garage, side access gates.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Heating - central heating and wood burner
- Broadband and Mobile signal or coverage in the area.

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

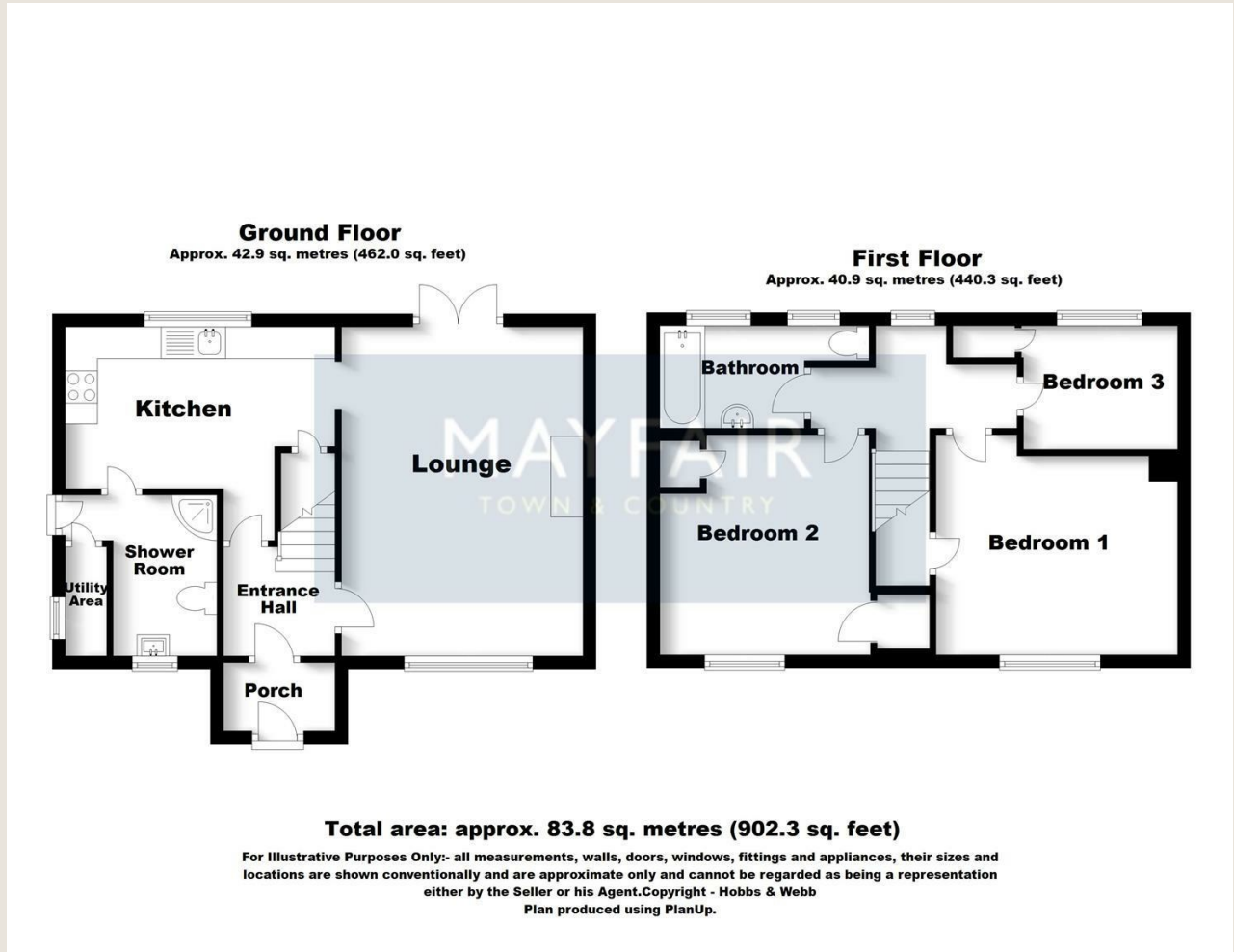
Agents Note

- A new roof has been fitted at the property in 2023 (re-insulated to current building regulations)
- New guttering
- Modern boiler and hive thermostat.
- Loft boarded for additional storage.
- Brand new kitchen appliances (Oven, Hob, Fridge/freezer)
- New gates fitted
- Landscaped front garden for additional parking.
- Oak mantelpiece over fireplace









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)

