



84 BROOKFIELD WALK

Clevedon, BS21 6YJ

Offers In Excess Of £350,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This family home certainly is deceiving! Occupying a corner plot this three bedroom home offers flexible accommodation to suit your needs, there is a downstairs bathroom, large newly refitted kitchen / dining room, office, conservatory, 15ft lounge to the ground floor with three bedrooms and family bathroom to the first floor. Externally there are front, side and rear gardens, workshop and garage with off street parking. Situated close to local amenities and the M5 junction, this property is a must see.

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.

Local Authority

North Somerset Council Tax Band: C
 Tenure: Freehold
 EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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 Hallway

10'3 × 4'3 (3.12m × 1.30m)

Via front aspect door, doors to both rooms.

Downstairs Bathroom

7'8 × 6'2 (2.34m × 1.88m)

Front aspect obscure double glazed window, three piece suite comprising pedestal hand wash basin, low level WC, panel enclosed bath with shower over, heated towel railing, vinyl flooring, fully tiled, loft hatch.

Kitchen/Dining Room

19'11 × 17'8 (6.07m × 5.38m)

Rear aspect. double glazed window, rear aspect double glazed doors leading to rear garden. Refitted in 2023 with a range of eye and base level units, inset one and a half bowl sink with drainer unit, inset electric oven with gas hob over, extractor fan, space for fridge freezer, display glass unit, integral dishwasher, tiled splash backs, tall radiator, door to larder storage cupboard, further door to inner hall.

Inner Hallway

8'4 × 6' (2.54m × 1.83m)

Exposed beams, door to lounge, further door to office, stairs rising to first floor landing.

Lounge

15'6 × 10'8 (4.72m × 3.25m)

Front aspect bay window, exposed beams, radiator.

Office

8'4 × 6'10 (2.54m × 2.08m)

Doors to conservatory, radiator, exposed beams.

Conservatory

9'8 × 7'1 (2.95m × 2.16m)

Rear aspect double glazed window, doors leading to rear garden.

First Floor Landing

8'9 × 6'7 (2.67m × 2.01m)

Side aspect double glazed window, loft hatch with ladder (fully boarded with lights and power, window), airing cupboard housing Worcester boiler.

Bedroom One

12' × 8'7 (3.66m × 2.62m)

Rear aspect double glazed window, radiator.

Bedroom Two

10'11 × 8'9 (3.33m × 2.67m)

Front aspect double glazed window, radiator, sliding mirror fronted wardrobes.

Bedroom Three

8'7 × 6'7 (2.62m × 2.01m)

Front aspect double glazed window, radiator.

Family Bathroom

7'4 × 6'5 (2.24m × 1.96m)

Rear aspect obscure double glazed window. Comprising panel enclosed bath with shower over, pedestal hand wash basin, low level WC, tiled splash back, heated towel rail.

Front Garden

Mainly laid to lawn, apple tree, enclosed by hedge, shrubs and planted borders, path to front door, door to shed.

Rear Garden

Double gates to side and pedestrian rear gate, Enclosed by panel fencing, with paved areas, laid to lawn with stepping stones, shrubs and flower borders, patio area, double doors to workshop.

Garage

The Vendor have added a new flat roof, courtesy door and electric roller door, lights and power, parking to front of garage.

Workshop

Fully insulated, lights and power.

Material Information

Additional information not previously mentioned, we have been advised;

- Mains electric, gas and water
- Water mains
- 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:

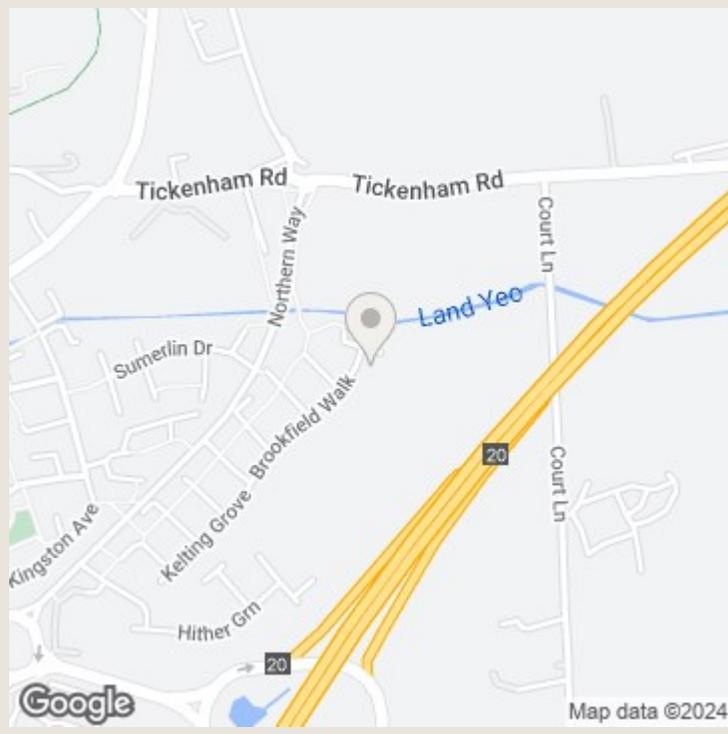
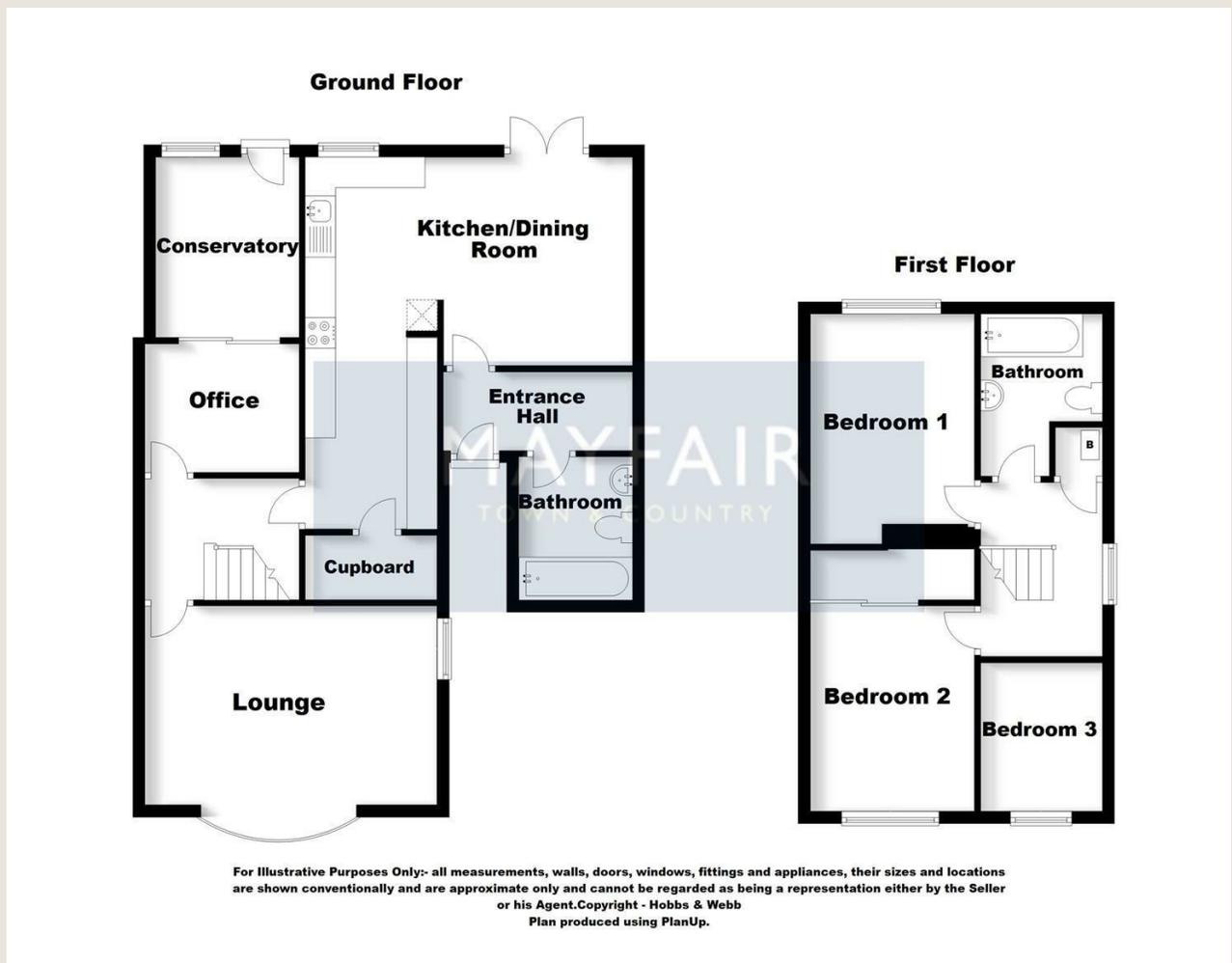
flood-map-for-planning.service.gov.uk/location











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)

