



135 CLEVEDON ROAD

Clevedon, BS21 6RF

Price £1,200,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This executive detached residence has been tastefully refurbished to the nth degree by the current Vendors, being fully reconfigured to capture it's full potential, it has everything. Accessed via electric gates, the family home has five double bedrooms and additional office, the master bedroom suite has an ensuite, additional free standing bath within the bedroom and walk-in wardrobe, there is access to a rear facing balcony which can also be entered from bedroom two. The first floor landing is incredible with a large feature window, it perfected frames the countryside views, there is an additional four piece family bathroom to the first floor. The ground floor flows to incorporate a 32ft open plan lounge, dining room and kitchen / breakfast room with two sets of bi-fold doors opening to the rear garden and the added benefit of a utility Room and WC. Externally there is a large mature rear garden with separate studio, an outside bar, working kennels and outbuildings. The property enjoys countryside views to the front and garage with driveway for numerous vehicles. This property has so much to offer and is a must see!

Situation

Tickenham Village is located in North Somerset, between the towns of Clevedon and Nailsea, with good access to the M5 motorway, it is surrounded by open countryside and has fantastic local walks but it remains close to Clevedon where you can enjoy what Clevedon has to offer with the 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: E

Tenure: Freehold

EPC Rating:



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

With doors to all downstairs rooms, stairs rising to first floor landing (oak and open glass), inset spotlight to smooth ceiling, Kamdean flooring, smoke detector, understairs cupboard.

Office

13'11 x 12' (4.24m x 3.66m)

Front aspect double glazed window, Kamdean flooring, storage cupboard, inset spotlights to smooth ceiling, dado rail.

Bedroom Five

14' x 12'1 (4.27m x 3.68m)

Front aspect double glazed window, Kamdean flooring, inset spotlight to smooth ceiling, dado rail.

Utility Room

10' x 9'10 (3.05m x 3.00m)

Side aspect obscure double glazed window. Fitted with base level units, inset circular stainless steel sink, space and plumbing for washing machine, space for tumble dryer, feature shelves, low level WC, inset spotlights to smooth ceiling.

Open Plan Lounge and Dining Area

32'7 max 27'11 max (9.93m max 8.51m max)

A fantastic space of rear aspect with two separate sets of bifold doors opening to the rear garden, inset spotlights to smooth ceiling, Kamdean flooring, central open log burner with with slate hearth, door to large understairs storage cupboard, space for large table and chairs in dining area, underfloor heating, opening to Kitchen / Breakfast Room.

Kitchen/Breakfast Room

16'6 x 13'11 (5.03m x 4.24m)

Dual aspect room with two side aspect double glazed windows. Fitted with a range of eye and base level units, inset double stainless steel sink and drainer, integral dishwasher, integral stainless steel seven ring gas hob and electric oven, stainless steel extractor hood, fitted wine racks and wine fridge, inset stainless steel microwave oven, instant boiled water tap, concealed wall mounted Worcester boiler, Kamdean flooring, underfloor heating, inset spotlights to smooth ceiling.

First Floor Landing

An incredible space with high vaulted smooth ceiling, exposed beams, large front aspect double glazed window with countryside views, doors to all rooms, door to storage cupboard with shelving.

Bedroom Four

14'2 x 12'5 (4.32m x 3.78m)

Front aspect double glazed window with countryside views, smooth vaulted ceiling with inset spotlights, door to large walk in cupboard perfect for wardrobe.

Bedroom Three

14'2 x 12'1 (4.32m x 3.68m)

Front aspect double glazed window with countryside views, smooth vaulted ceiling with inset spotlights.

Bedroom Two

13'6 x 11'9 (4.11m x 3.58m)

Rear aspect double glazed door with Juliette balcony overlooking rear garden, Velux window with remote sensor and fitted blinds, smooth vaulted ceiling with inset spotlights, doors to large walk in cupboard, doors to balcony.

Balcony

A perfect spot to enjoy a cup or tea of glass of wine! Overlooking the rear garden, with heaters, tiled flooring.

Master Bedroom Suite

18'4 x 17'4 (5.59m x 5.28m)

Rear aspect double glazed doors with Juliette balcony overlooking garden, Velux window with remote sensor and fitted blinds, double doors to balcony, smooth vaulted ceiling with inset spotlights, doors to large walk in wardrobe, large free standing bath with tiling under, doors to en-suite shower room.

En-suite Shower Room

8'4 x 5'11 (2.54m x 1.80m)

Side aspect double glazed window. Comprising two vanity wash hand basins, large walk in shower, low level WC, inset spotlights to smooth ceiling.

Bathroom

10' x 7'7 (3.05m x 2.31m)

Side aspect obscure double glazed window. Comprising corner shower cubicle, low level WC, vanity wash hand basin, freestanding ball and claw bath, smooth vaulted ceiling, Velux window, tiled flooring.

Front Garden

Accessed via electric gates and enclosed by fencing and rendered wall with hedging, bark and plant borders, tarmac driveway for numerous vehicles, outside lighting.

Rear Garden

A fantastic rear garden enclosed by panel fencing and hedging, tiled patio area, mainly laid to lawn, various plants and flower borders, various trees, children's play area. Within the rear garden there is a studio, perfect for those working from home), working kennels, an outside heated bar and storage areas.

Kennels

Large area with light, power and water, currently set up as working kennels.

Studio

With light and power.

Bar

With log burner, outside power points and lights.

Garage

With electric roller door, courtesy gate, light plus power, further storage areas.

Material Information *

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- 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

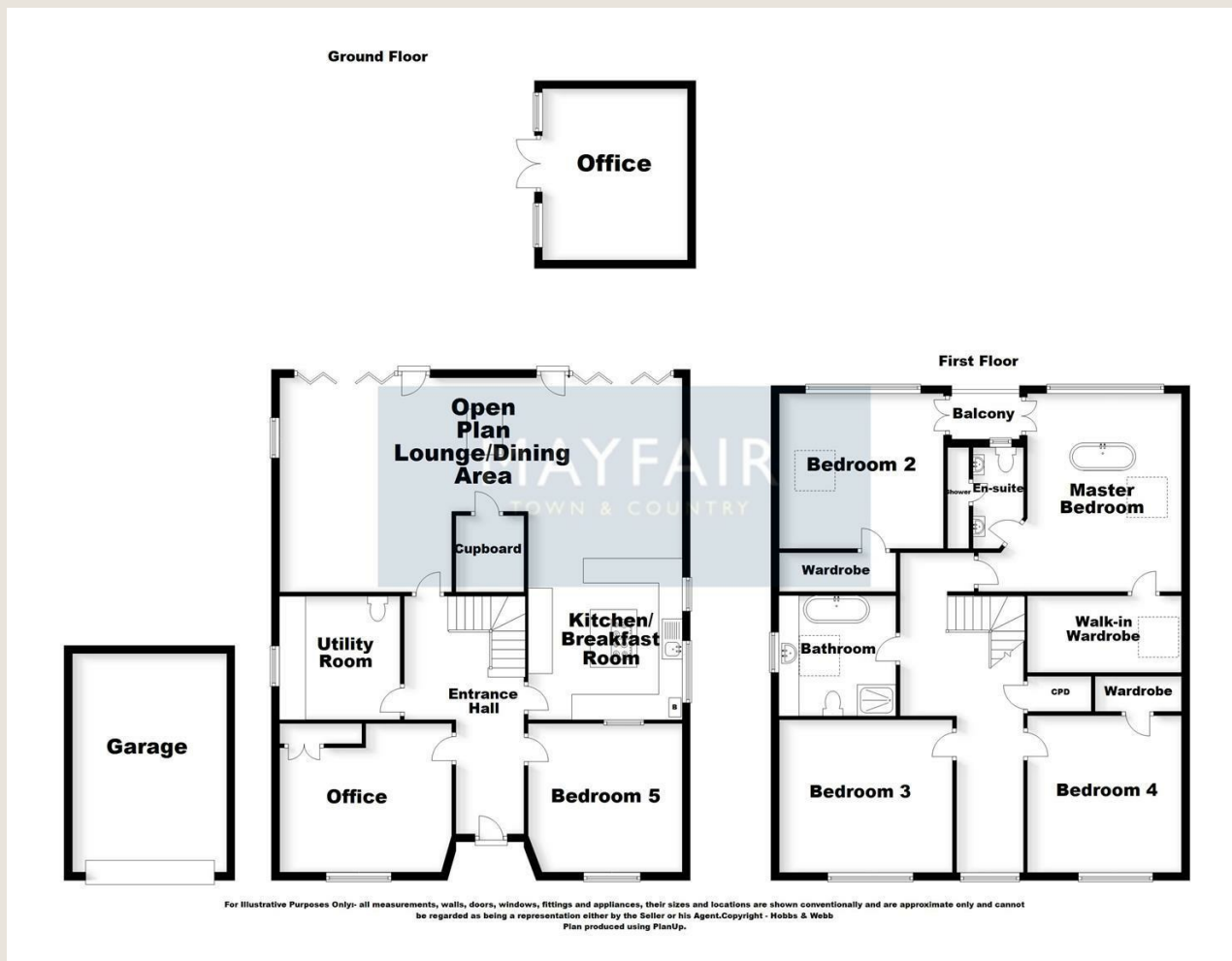
There is underfloor heating throughout the property controlled via individual thermostat controls. The ensuite shower can also be used as a steam room via control pad.











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)

