



46A COPSE ROAD

Clevedon, BS21 7QP

Price £234,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A rare opportunity to purchase this one-bedroom end of terrace house located in a tucked away position, close to Alexandra Gardens, Clevedon Seafront and Hill Road. It has a garage and parking, in addition there is a rear courtyard garden with gated access to Alexandra Gardens. Internally there is a fitted Kitchen, Lounge located to the first floor, with bedroom and shower room. 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 property itself is ideally situated close to the scenic sea front, the iconic Grade II listed Pier, Alexandra Gardens 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: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	88
(69-80) C	71
(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

14'11 × 3'3 (4.55m × 0.99m)

The property is accessed via a driveway between 46 and 48 Copse Road, there is a small courtyard with three similar homes, the property itself is entered via uPVC double glazed door, internal door to garage, coving to smooth ceiling, radiator, door to Kitchen.

Kitchen

14'10 × 8'10 (4.52m × 2.69m)

Rear aspect uPVC double glazed window and tilt and turn door leading to the rear. Fitted with range of eye and base level units, space for fridge freezer, integral electric oven and hob, slimline dishwasher, inset sink with mixer tap, understairs storage cupboard, stairs rising to first floor.

Lounge

10'4 × 7'8 (3.15m × 2.34m)

Located on the first floor with rear aspect uPVC double glazed window overlooking Alexandra Gardens, radiator, television point, smooth ceiling, storage cupboard housing Worcester combination boiler (newly fitted with Hive), smoke detector.

Shower Room

8'3 × 5'7 (2.51m × 1.70m)

Comprising pedestal hand wash basin, low level WC, large walk in shower, smooth ceiling, tiled flooring, heated towel rail.

Bedroom

8'3 × 7'8 (2.51m × 2.34m)

Front aspect uPVC double glazed window, built in mirror fronted wardrobes, radiator, smooth ceiling.

Garage

14'11 × 8' (4.55m × 2.44m)

With up and over door, wall mounted gas meter and fuse box, light and power, plumbing for washing machine.

Rear Garden

A low maintenance paved area enclosed by railings with gate leading to Alexandra Gardens, small space for table and chairs.

Material Information *

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas central heating.
- 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:

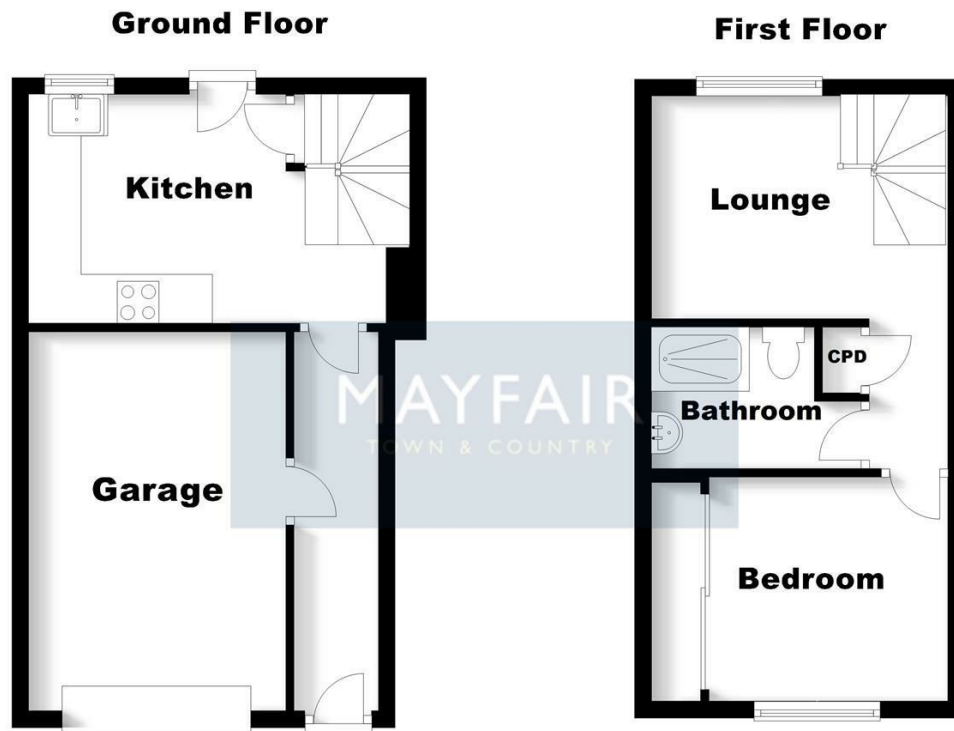
flood-map-for-planning.service.gov.uk/location











**For Illustrative Purposes Only:- all measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. Copyright - Hobbs & Webb
Plan produced using PlanUp.**



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)

