



17 TIVERTON ROAD

Clevedon, BS21 6LP

Price £374,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Tucked away in this desirable cul-de-sac location, this three-bedroom semi-detached bungalow is immaculately presented and offers good sized accommodation throughout. There is a large open plan Kitchen / Living area opening to the rear garden, separate reception room along with three bedrooms and four piece bathroom. With well kept front and rear gardens, in addition there is a garage and off street parking. Offering a level location close to local amenities. 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 | 87 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 72 | |
| England & Wales | |
| EU Directive 2002/91/EC | |

PROPERTY DESCRIPTION

Entrance Porch

With double glazed window, storage cupboard, inner door to Entrance Hall.

Entrance Hall

13'8 × 3'5 (4.17m × 1.04m)

With radiator, loft access (part boarded with ladder), wall mounted electric meter, smooth ceiling with inset spotlighting, outside light switch, thermostat control for underfloor heating to bathroom.

Bedroom Two

11'1 × 8'5 (3.38m × 2.57m)

Front aspect UPVC double glazed window, radiator, smooth ceiling.

Bedroom One / Reception Room

11'1 × 10'11 (3.38m × 3.33m)

Front aspect UPVC double glazed window, radiator, smooth ceiling.

Bathroom

8'8 × 5'7 (2.64m × 1.70m)

Stylish fully tiled bathroom comprising large walk-in shower cubicle with waterfall shower head over, pedestal wash hand basin, panel enclosed both, low-level WC, heated towel rail, underfloor heating.

Bedroom Three

10'4 × 6'10 (3.15m × 2.08m)

Side aspect double glazed window, radiator, television point, smooth ceiling.

Bedroom Two / Reception

10'3 × 9'3 (3.12m × 2.82m)

Side aspect double glazed window, radiator, smooth ceiling, telephone point.

Kitchen / Living Area

18'2 × 17'9 (5.54m × 5.41m)

A fantastic Open Plan room with rear aspect UPVC double glazed window and double doors leading to rear garden. Fitted with a range of eye and base level units, integral stainless steel double electric oven, inset induction hob,

integral dishwasher, inset sink and drainer unit, space for tall fridge freezer (additional tall cupboard previously housing integral fridge freezer).

Utility cupboard - Housing wall mounted Worcester combination boiler, space and plumbing for washing machine, space for tumble dryer.

Front Garden

Mainly laid to artificial grass, paved path leading to front door, shingle area, enclosed by low picket fencing, side acces.

Rear Garden

Enclosed by panel fencing, mainly laid to lawn, patio area, water tap, side access.

Garage and Parking

Situated nearby with up and over door, off street parking to the front.

Agents Note

There is area ground rent fee of £12.50 bi-annually.

Material Information *

Additional information not previously mentioned

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

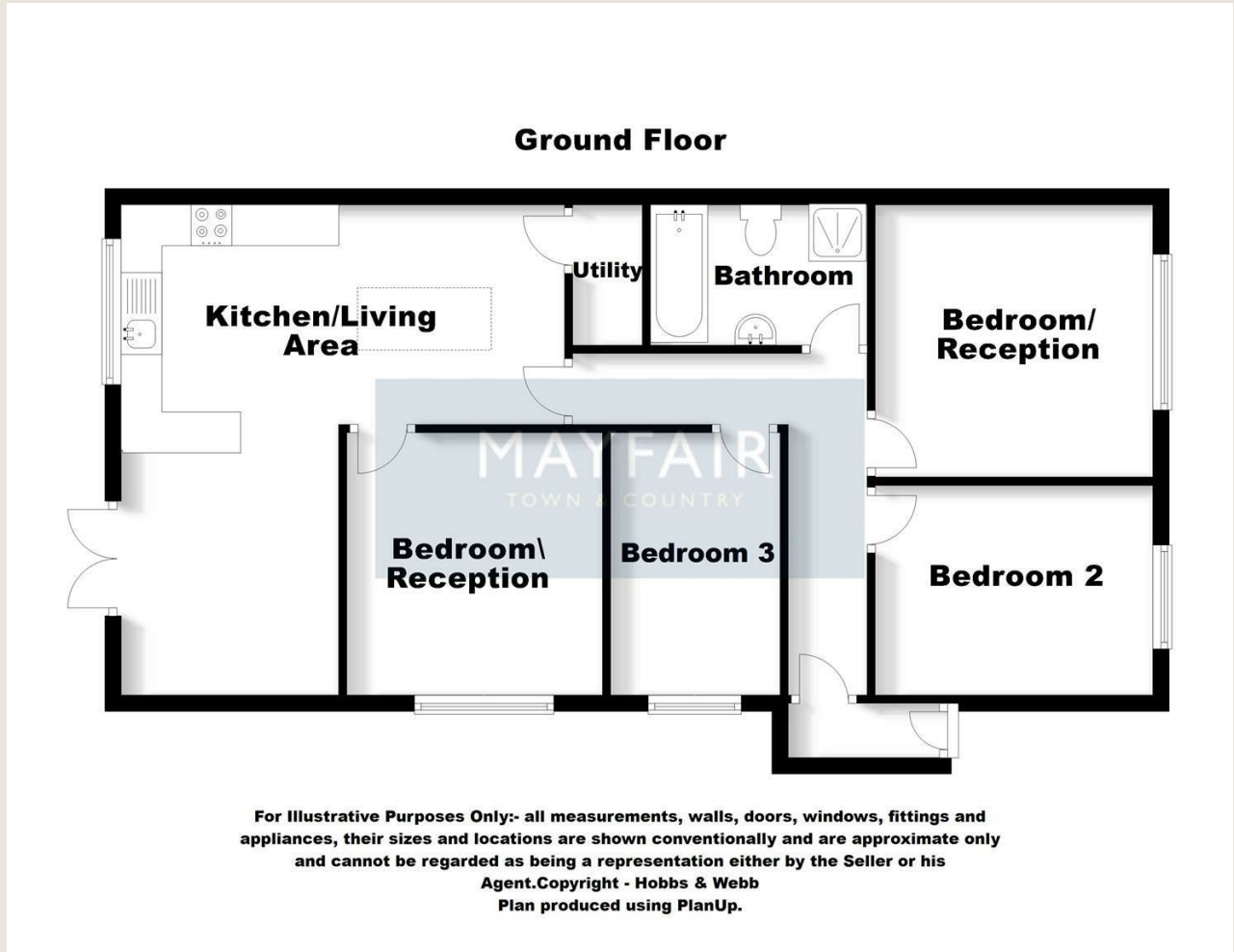
flood-map-for-planning.service.gov.uk/location











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)

