



3 ST. JOHNS AVENUE

Clevedon, BS21 7TQ

Price £699,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Welcome to this charming Victorian bay fronted family home located in the desirable cul-de-sac of Mid Clevedon. This semi-detached property boasts character features throughout, offering a perfect blend of traditional elegance and modern comfort. As you step inside, you are greeted by three spacious reception rooms, providing ample space for entertaining guests or relaxing with your loved ones. With four / five bedrooms, there is plenty of room for a growing family or accommodating guests. The property features two bathrooms, ensuring convenience for all residents. The basement level adds an extra dimension to the home, offering versatility and potential for various uses such as an additional bedroom, home office, gym, or additional living space. Parking is made easy with off-street parking available for one vehicle, a valuable asset in this sought-after location. Situated close to amenities and in a level location, this home offers both convenience and a sense of community. Don't miss the opportunity to make this delightful property your own and enjoy the best of what Mid Clevedon has to offer. Contact us today to arrange a viewing and take the first step towards owning this wonderful family home.

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 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: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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

5'7 × 4'2 (1.70m × 1.27m)

Decorative porch, inner wooden door to hallway, wall mounted electric meter and fuse box.

Inner Hallway

21'8 × 5'8 (6.60m × 1.73m)

Exposed wood flooring, double radiator, smooth ceiling, decorative coving, stairs rising to first floor landing, doors to lounge, dining room and kitchen.

Lounge

16'1 × 13'10 (4.90m × 4.22m)

Dual aspect room with front aspect bay sash window and side aspect sash window, two double radiators, wood burner, slate hearth, picture rail, deep skirting boards, smooth ceiling with decorative coving.

Dining Room

13'2 × 12'7 (4.01m × 3.84m)

Side aspect sash window, double radiator, cast iron gas fireplace, deep skirting boards, picture rail, smooth ceiling with coving.

Kitchen/Breakfast Room

13'6 × 20'2 (4.11m × 6.15m)

A fantastic room with side aspect large bi-fold doors leading to garden. Fitted with a range of eye and base level units, integral dishwasher, inset stainless steel one and a half bowl sink, space for large fridge freezer, space for six ring gas hob, smooth ceiling, suspended ceiling with inset spotlights, large open space for dining table door to utility, door and stairs leading to basement, Karndean flooring.

Utility Room

8' × 7'1 (2.44m × 2.16m)

Rear aspect double glazed window, inset stainless steel one and a half bowl plus drainer, space and plumbing for washing machine and tumble drier, wall mounted boiler, Karndean flooring.

Shower Room

8' × 3'10 (2.44m × 1.17m)

Comprising shower, low level WC, pedestal wash hand basin, Velux window, Karndean flooring, smooth ceiling, inset spotlights.

Basement Level

17'6 × 4'6 (5.33m × 1.37m)

Via stairs to hallway with radiator, door to further large storage cupboard, door to reception room.

Reception Room / Bedroom

14'11 × 13'7 (4.55m × 4.14m)

Front aspect UPVC double sash window, vinyl flooring, smooth ceiling with inset spotlights, two radiators.

First Floor Landing

21'8 × 5'7 (6.60m × 1.70m)

With loft access partially boarded with ladder, radiator, stairs to second floor landing, Velux window.

Bathroom

12' × 11' (3.66m × 3.35m)

Rear aspect sash window. Comprising panel enclosed bath, large walk in shower, pedestal wash hand basin, low level WC, smooth ceiling with coving, Karndean flooring.

Cloakroom

5'11 × 5'4 (1.80m × 1.63m)

Side aspect double sash window. Comprising low level WC, pedestal hand wash basin, heated towel rail, smooth ceiling.

Bedroom One

16'7 × 12'8 (5.05m × 3.86m)

Front aspect bay sash window, cast iron fireplace with surround, picture rail, radiator, coving to smooth ceiling.

Bedroom Two

13'3 × 12'6 (4.04m × 3.81m)

Rear aspect double sash window, cast iron fireplace, picture rail, coving to smooth ceiling, radiator.

Bedroom Four

10'4 × 5'7 (3.15m × 1.70m)

Front aspect double glazed window, smooth ceiling, radiator.

Bedroom Three

14'4 × 11' (4.37m × 3.35m)

Via second floor stairs, rear aspect sash window, cast iron fireplace, smooth vaulted ceiling, storage cupboard.

Front Garden

Driveway parking to the front of the property, side access, various shrubs, pathway to front door.

Rear Garden

Enclosed by stone walling and high feathered fencing with lights, paved patio areas, artificial grass, shingle area, shed, water butt, side access gate.

Material Information *

Additional information not previously mentioned

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

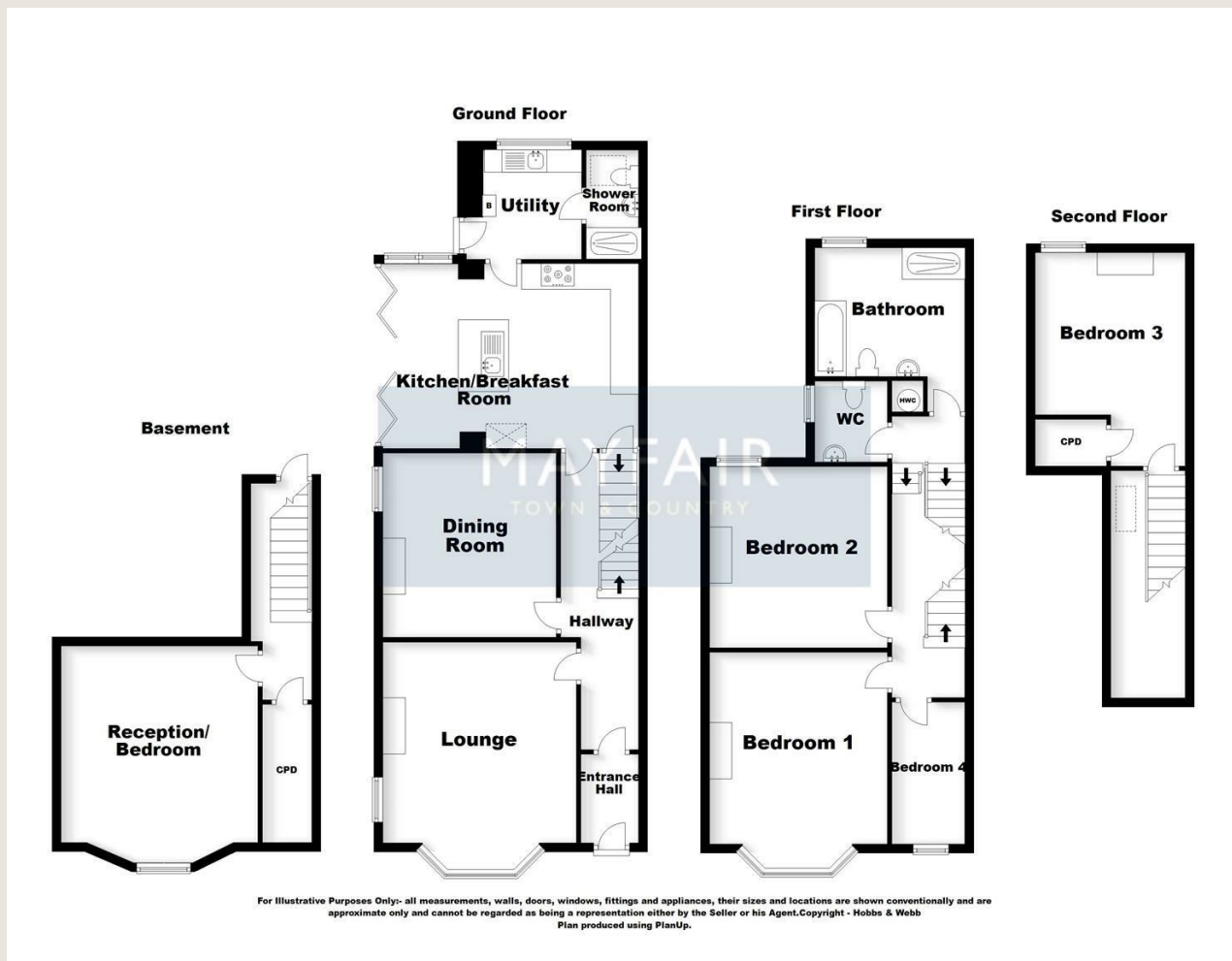
flood-map-for-planning.service.gov.uk/location











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)

