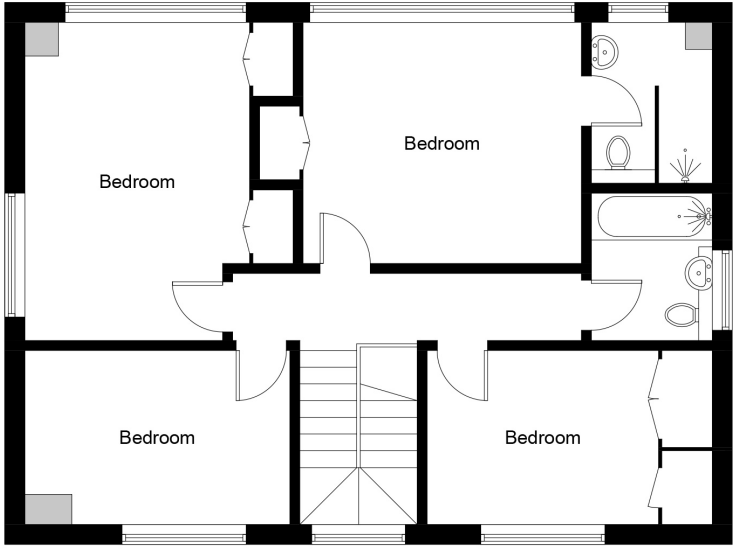
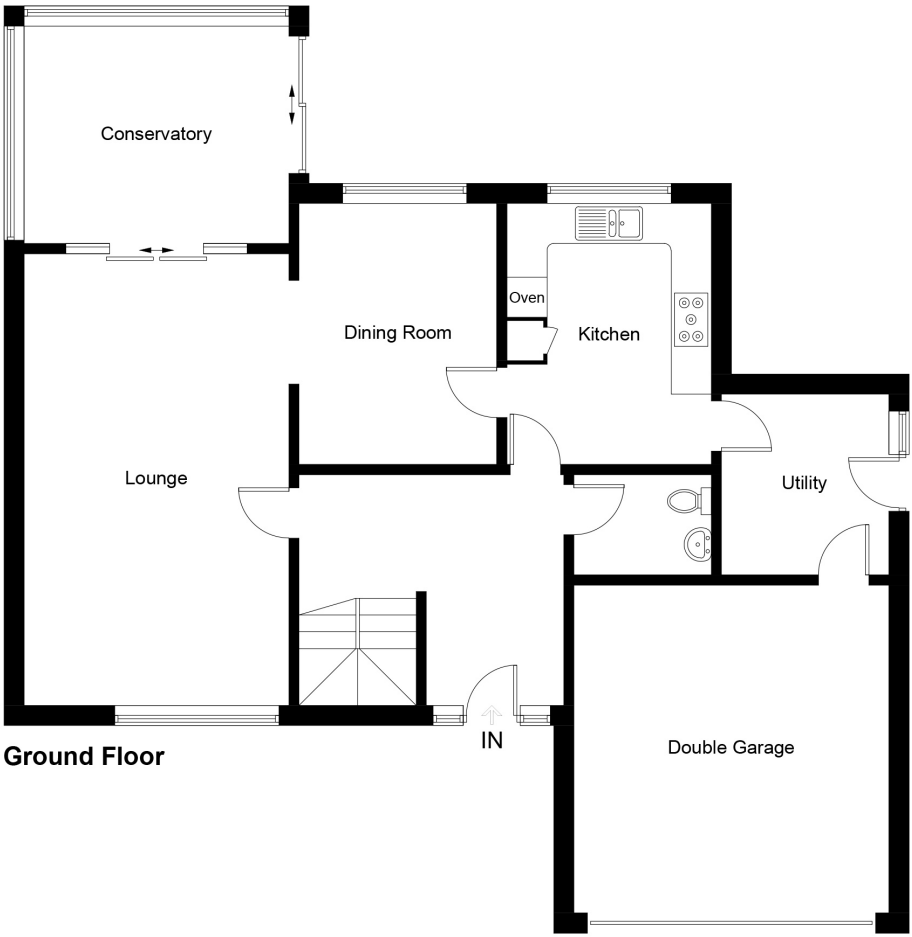




153 Clevedon Road

Approximate Gross Internal Area = 191.7 sq m / 2063 sq ft
(Including Double Garage)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	69	75
EU Directive 2002/91/EC		

For illustrative purposes only. Not to scale. ID1240070
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



Situated in the often requested Village of Tickenham is this large 4 bedroom family home. Set off the main road and with generous front and rear gardens, this property is sure to create a lot of interest. A generous Reception Hall leads into the Sitting Room which boasts dual aspects to front and rear providing countryside views. The Kitchen/Breakfast Room has been refitted and now includes fitted appliances plus a separate Utility Room. Upstairs there are four very generous Bedrooms with the Principal Bedroom benefitting an En-Suite Shower Room. There is also a Family Bathroom. The property is Gas centrally heated with a "Vaillant" boiler and the windows are uPVC double glazed. The towns of Nailsea and Clevedon are just a short drive away and provide an array of supermarkets, shops and coffee houses. The M5 motorway link (Junction 20) is also around a 10 minute drive, providing superb commuter links.



ROOM DESCRIPTIONS

Reception Hall
Entrance via solid wood door with double glazed side panels. An impressive entrance with balustrade dog leg stairs rising to the first floor accommodation. Doors to the Sitting Room, Kitchen and Cloakroom. Radiator. Coved ceiling with central pendant light.

Sitting Room
22' 2" x 13' 0" (6.76m x 3.96m)
A very generous sized room with a large UPVC double glazed picture window to front, benefitting from far reaching views including farmland and Tickenham Hill. Feature fireplace with inset gas log effect fire. Coved ceiling with twin ceiling light points. Two double panel radiators. Opening through to the Dining Area. Double Glazed patio doors open into the Conservatory.

Conservatory
12' 4" x 11' 5" (3.76m x 3.48m)
Situated directly off the Living Room is this is a large Conservatory currently accommodating a full three piece suite and occasional tables. Facing the rear gardens and with polycarbonate roof and uPVC double glazed doors leading out to the rear garden and patio.

Dining Area.
12' 10" x 9' 9" (3.91m x 2.97m)
A very light and airy room with the possibility to separate from the Sitting Room. UPVC double glazed window to the rear over looking the rear gardens and across to open farmland. Radiator. Coved ceiling with central ceiling light. Door to Kitchen.

Kitchen Breakfast Room
12' 9" x 9' 9" (3.89m x 2.97m)
A fully fitted Kitchen with intergrated appliances. A full range of wall and base units providing ample drawer and cupboard storage. Useful deep utility drawer storage. Concealed Zanussi fridge with storage cupboards above and below. Fitted Zanussi single over and matching Microwave combination oven above. Full size Dishwasher, AEG 5 ring gas hob with canopy style cooker hood above. Ample roll edge work top space with fitted one and half bowl single drainer sink unit and mixer tap, tiles splash backs. Coved ceiling with inset led lighting. Space for breakfast table and chairs.

Utility Room
A very useful addition. Wall mounted Vaillant boiler for hot water and central heating. Plumbing for automatic washing machine. uPVC double glazed window and door to side. Door to garage.

Double Garage
A single up and over door with electric opener. Power and light.

Bedroom Two
15' 2" x 11' 8" (4.62m x 3.56m) A very generous room benefitting uPVC dual aspect windows to front and side. Built in His & Hers wardrobes proving hanging and shelf storage. Coved ceiling. Radiator.

Bedroom Three
13' 0" x 7' 7" (3.96m x 2.31m) uPVC double glazed window to front overlooking the gardens and beyond. Radiator.

Bedroom Four
11' 5" x 7' 7" (3.48m x 2.31m) uPVC double glazed window to front with views. Radiator. Built in wardrobe /storage cupboards.

Family Bathroom
Suite comprising panelled bath with thermostat shower above. Fitted vanity unit with inset hand wash basin, low level W.C. with concealed cistern. Tiled walls. uPVC double glazed window to side. Heated radiator / towel rail.

Rear Garden
Fully enclosed by timber panel fencing and natural hedging, the delightful garden is laid to patio and lawn with well stocked borders.

Front Garden
A tarmac driveway with parking for several cars leads to the attached garage. Lawns to each side with established flower and shrub borders. Pedestrian access provides access to the rear gardens. Greenhouse.

Tenure & Council Tax Band
Tenure: freehold
Council Tax Band: F

