



220 Clevedon Road

Approximate Gross Internal Area = 142.0 sq m / 1528 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1007203
 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



Whether you are you looking for a large detached bungalow in a semi rural location or an opportunity to develop the home of your dreams, subject to planning, then look no further. Offered for sale with no onward chain and sitting in glorious South facing gardens of approximately one acre, this rare find offers endless possibilities and opportunities. Located in the popular village of Tickenham with excellent access to commuter routes and the popular towns of Nailsea and Clevedon. Enjoying both privacy and far reaching views, the accommodation briefly comprises; Reception Hall, Kitchen, Dining Room, Sitting Room, four double Bedrooms, Shower Room and Bathroom. Outside there are spectacular lawned gardens with a fine selection of mature trees and outstanding views to the rear. Whilst to the front there are patioed gardens arranged on two levels, driveway and a detached garage.



ROOM DESCRIPTIONS

Reception Hall

Entered via double glazed door with full height double glazed panes to each side. Loft access. Large walk in storage cupboard with light. Doors to Dining Room, Sitting Room, all Bedrooms, Shower Room and Bathroom.

Dining Room

11' 10" x 11' 5" (3.61m x 3.48m)

Double glazed window to side with far reaching views over open countryside. Double glazed window to rear. Radiator. Door to Kitchen.

Kitchen

13' 1" x 10' 3" (3.99m x 3.12m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with tiled splashbacks. Built in eye level electric double oven and hob. Spaces for washing machine and fridge/freezer. Wall mounted 'Worcester' boiler. Radiator and vinyl flooring. Double glazed door and window to side with lovely views.

Sitting Room

22' 7" x 11' 2" (6.88m x 3.40m)

Feature fireplace with inset coal effect gas fire. Two radiators and two sets of patio doors allowing a fantastic view of the rear garden.

Principle Bedroom

15' 7" x 11' 10" (4.75m x 3.61m)

Radiator. Double glazed window to front.

Shower Room

Fully tiled and fitted with a suite comprising; shower quadrant with electric shower, pedestal wash basin and low level W.C. Radiator and double glazed window to front.

Bedroom 2

12' 10" x 11' 3" (3.91m x 3.43m)

Fitted with a range of mirror fronted wardrobes. Radiator. Double glazed window to rear.

Bedroom 3

11' 11" x 10' 10" (3.63m x 3.30m)

Radiator. Double glazed window to rear.

Bedroom 4

8' 4" x 12' 9" (2.54m x 3.89m)

Built in storage cupboard. Radiator. Double glazed window to rear.

Family Bathroom

Fully tiled and fitted with a suite comprising; panelled bath, pedestal wash basin and low level W.C.. Radiator and double glazed window to side.

Front Garden

Enclosed by natural hedging and laid to patio over two levels. Tarmac driveway.

Garage

Up and over door to front. Pedestrian door to side.

Glorious Rear Gardens

Fully enclosed by a combination of fencing and natural hedging, these splendid gardens which are approaching an acre are predominantly laid to lawn with a raised paved patio. The private South facing gardens are planted with a selection of mature trees and enjoy exceptional, far reaching views.

Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band - E

