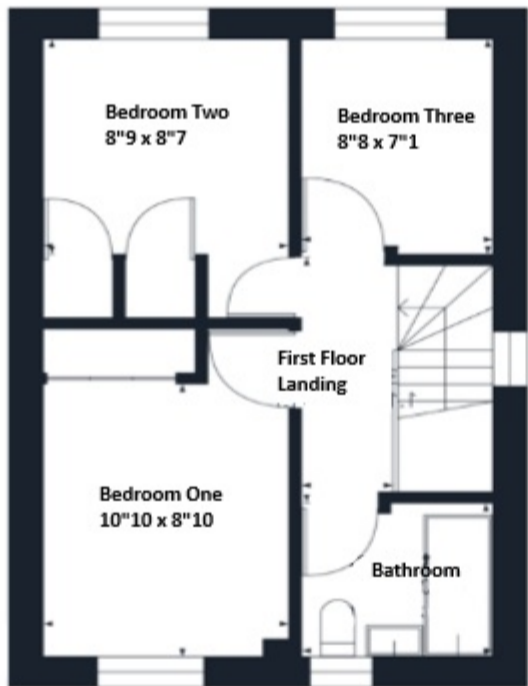




HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Offered for sale with no onward chain, this delightful three bedroom semi detached house has so much to offer. The well maintained property, which has accommodation briefly comprising; Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room, three Bedrooms and Family Bathroom, with gardens of off street parking is located within a short walking distance of Clevedon's seafront, sea water lake and Salhouse Fields park. Whilst the town centre offers a wide range of amenities, the Hill Road area offers a more eclectic mix of shopping and dining. Clevedon also offers good road connections to other larger centres in the area with junction 21 of the M5 on the edge of the town allowing easy access to the motorway network.



ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via UPVC double glazed door. Doors to Cloakroom, Kitchen and Living Room. Stairs rise to first floor accommodation.

**Cloakroom**  
Fitted with a suite comprising; wall mounted basin with tiled splashbacks, and low level W.C. Window to side. Vinyl floor and radiator.

**Kitchen**  
9' 8" x 8' 8" (2.95m x 2.64m)  
Fitted with a range of wall and base units with roll over work surfaces over. Inset stainless steel sink and drainer with tiled splashbacks. Inset oven, gas hob, extractor and additional wall mounted extractor. Wall mounted "Ideal classic" boiler. Space for washing machine and under counter fridge. Radiator and Vinyl flooring. UPVC double glazed window to front.

**Living Room**  
16' 0" x 14' 4" (4.88m x 4.37m)  
Sliding patio doors and double glazed window to rear. Radiator and understairs storage cupboard.

**First Floor Landing**  
UPVC double glazed window to side. Doors to all Bedrooms and Family Bathroom. Radiator and loft access.

**Bedroom One**  
10' 10" x 8' 10" (3.30m x 2.69m)  
Double fitted wardrobes. UPVC double glazed window to front and radiator.

**Bedroom Two**  
8' 9" x 8' 7" (2.67m x 2.62m)  
Two storage cupboards one housing immersion tank other provides hanging storage. Double glazed window to rear and radiator.

**Bedroom Three**  
8' 8" x 7' 1" (2.64m x 2.16m)  
UPVC double glazed window to rear and radiator.

**Family Bathroom**  
Tiled and fitted with a white suite comprising; panel bath with electric shower over with handheld attachment and glazed screen, pedestal hand wash basin and low level W.C. UPVC double glazed window to front. Radiator and extractor fan. Vinyl floor.

**Rear Garden**  
Fully enclosed by timber panel fencing. Predominately laid to lawn with patio and pebbled area. Gate to additional parking space.

**Front Garden**  
Predominately laid to tarmac and gravel providing ample parking. Paved path to the front door. Natural hedge boarder. private road access to additional parking space.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: C

