



## 29 Clevedon Road

Approximate Gross Internal Area = 181.4 sq m / 1952 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID953675  
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





This incredibly spacious, detached family home enjoys all the benefits of semi rural living yet is only minutes from Bristol. Well located for access to the M5, Bristol airport and mainline train stations, this well presented and much loved home also benefits fantastic, far reaching views across open countryside to the Welsh coast and lovely walks on the doorstep. Sitting on an exceptional plot with ample parking at the front and glorious South facing gardens to the rear, this well maintained home briefly comprises; Entrance Hall, Cloakroom, Lounge, Dining Room, Large Sitting Room, Kitchen/Breakfast Room and Utility Room, five double Bedrooms, En Suite Bathroom and Family Shower Room. Externally, Gardens to the front and rear, driveway and Garage.



ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via UPVC double glazed door. Balustrade staircase to first floor accommodation. Built in double cupboard at entrance ideal for coats, shoes etc plus a further built cupboard. Two radiators. Doors to: Cloakroom, Boiler Room, Lounge, Dining Room, Sitting Room and Kitchen/Breakfast Room.

**Cloakroom**  
Tiled and fitted with a white suit comprising: low level W.C. and vanity unit with inset basin. Radiator and vinyl floor. UPVC double glazed window to side.

**Boiler Room**  
Floor standing 'Worcester' boiler. Further storage area. UPVC double glazed window to side.

**Lounge**  
12' 11" x 12' 10" (3.94m x 3.91m)  
Feature UPVC double glazed bay window to the front with far reaching views across open countryside to the Welsh coastline. Radiator.

**Dining Room**  
11' 4" x 11' 3" (3.45m x 3.43m)  
Radiator. UPVC double glazed French doors to rear patio. Multi pane glazed double doors to Sitting Room.

**Sitting Room**  
19' 2" x 14' 3" (5.84m x 4.34m)  
Feature Sandstone fireplace with wooden mantle and tiled hearth housing 'Wood Warm' wood burning stove. Two UPVC double glazed windows to either side of chimney breast. UPVC double glazed window and French doors to the glorious rear garden.

**Kitchen/Breakfast Room**  
16' 4" x 10' 7" (4.98m x 3.23m)  
Fitted with a contemporary range of wall and base units with complimentary square edge work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap and attractive tiled splash backs. Built in eye level electric double oven with electric hob and extractor over. Spaces for dishwasher and undercounter fridge. Quality wood effect vinyl strip flooring and upright radiator. UPVC double glazed windows to rear and side. UPVC double glazed door to rear garden. Door to Utility Room.

**Utility Room**  
10' 1" x 4' 10" (3.07m x 1.47m)  
Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Spaces for; washing machine, tumble drier, chest freezer and upright fridge/freezer. Quality wood effect strip vinyl flooring. UPVC double glazed window to front aspect.

**Landing**  
UPVC double glazed window to side aspect. Two loft access points. Doors to all Bedrooms and Family Shower Room.

**Principle Bedroom**  
19' 5" x 10' 0" (5.92m x 3.05m)  
Spacious, airy suite with views over the rear garden. Two radiators and two UPVC double glazed rear aspect windows.

**En Suite Bathroom**  
9' 3" x 6' 10" (2.82m x 2.08m)  
Fully tiled and fitted with a white suite comprising: panelled bath, shower cubicle with electric shower, pedestal wash basin and low level W.C.. Radiator, extractor, vinyl floor and UPVC double glazed window to side.

**Bedroom 2**  
11' 3" x 9' 0" (3.43m x 2.74m)  
Radiator. UPVC double glazed window to side.

**Bedroom 3**  
11' 1" x 8' 11" (3.38m x 2.72m)  
Radiator. UPVC double glazed window to front with far reaching views.

**Bedroom 4**  
10' 1" x 9' 5" (3.07m x 2.87m)  
A range of fitted wardrobes. Radiator. UPVC double glazed window to side.

**Bedroom 5**  
9' 10" x 8' 1" (3.00m x 2.46m)  
Radiator. UPVC double glazed window to front aspect with glorious views.

**Family Shower Room**  
6' 9" x 6' 7" (2.06m x 2.01m)  
Recently refitted and beautifully presented. Fully tiled and fitted with a white suite comprising: large walk in shower unit with electric shower, vanity unit with mounted basin and low level W.C. Heated towel rail and vinyl flooring. UPVC double glazed window to side.

**Front Garden**  
A glorious frontage with sweeping Tarmac driveway that provides ample and turning space. Enclosed by natural hedging and low stone walls, there are well maintained lawns either side which are edged with floral beds and Cherry blossom trees. Double garage to one side and high wooden double gates to the other, giving access to a rear patio/service area where oil tank is positioned and bins are stored.

**Garage**  
Up and over door to front with UPVC double glazed window and door to rear. Mains power connected.

**Rear Garden**  
Fully enclosed by timber panel fencing and natural hedging, this extensive South facing garden is an absolute delight. Enjoying a great deal of privacy, the extremely well maintained garden comprises; large, level lawns and a substantial block paved patio that span the width of the property. Well planted with a huge variety of flowers and shrubs, there are two sheltered arbours and an ornamental pond, along with more practical areas for vegetables and composting. A useful timber shed and outside taps. There are two further areas to either side of the property that are laid to gravel and concealed from view that provide useful storage and utility areas.

**Tenure & Council Tax**  
Tenure - Freehold

Council Tax Band - G

