



15b Alexandra Road, Clevedon, BS21 7QH  
**£168,000**

Steven  
*Smith*

Enjoying a lovely secluded position, tucked neatly away behind the shops on Alexandra Road, this garden level flat will make an ideal first time or investment purchase. Accessed through a covered walkway and useful conservatory which provides additional reception space, the accommodation within comprises sitting room, fitted kitchen, double sized bedroom and modern bathroom.

Neutrally presented, there is ample scope to add one's own touches and upgrades to create a truly inviting home. Whilst compact, the outside space has been beautifully arranged by the current occupant. A multitude of pots add a welcome splash of colour and will provide inspiration to the future owner as to what can be done with limited space. The fabulous location of this property offers immediate access to the excellent choice of nearby independently owned shops, cafes and restaurants, pretty parkland and, of course, Clevedon's ever popular sea front.

#### **Accommodation (all measurements approximate)**

Front door opens to:

#### **Conservatory 15' 10" x 9' 7" (4.82m x 2.92m)**

With door opening to:

#### **Sitting Room 14' 9" x 10' 11" (4.49m x 3.32m)**

Window looking into the conservatory, wall mounted electric heater. Door to:

#### **Inner Hall**

Access to the airing cupboard with the hot water cylinder.

#### **Kitchen 10' 10" x 6' 4" (3.30m x 1.93m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for separate under counter fridge and freezer, space for an electric oven. Tiled splashbacks, extractor fan.

#### **Double Bedroom 13' 7" x 9' 8" (4.14m x 2.94m)**

Window into conservatory.

#### **Bathroom**

Three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, corner bath with electric shower, partially tiled walls, obscure window, extractor fan.

#### **OUTSIDE**

From Alexandra Road a wrought iron pedestrian gate gives access to a path which leads down to the front door of the flat.

#### **Lease Details:**

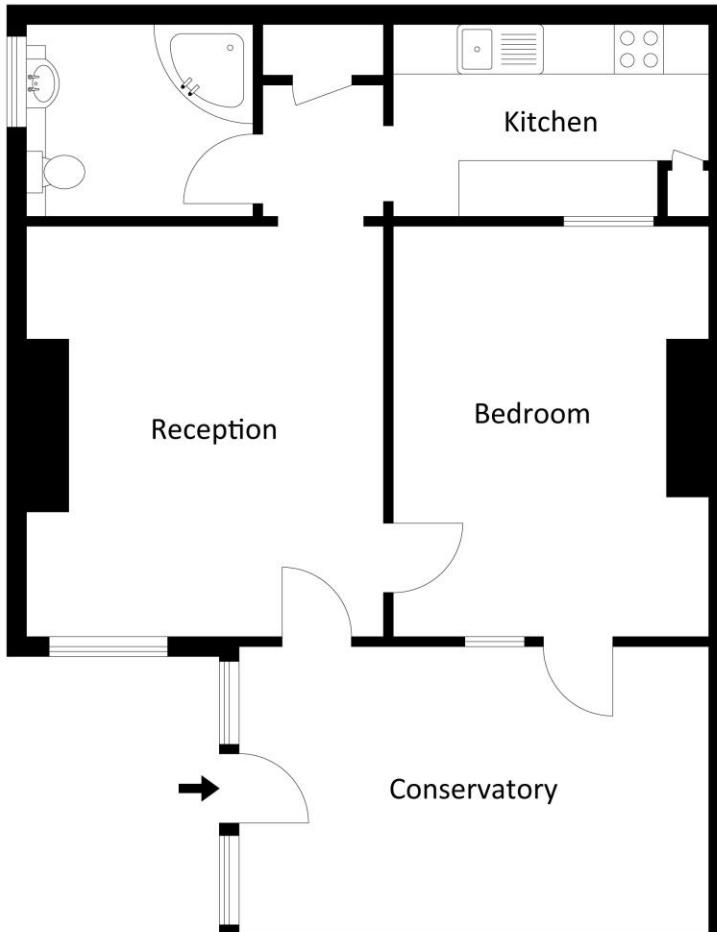
**Term:** 999 years from 25 January 2002

The building insurance is divided proportional for the whole building . The flat currently pays £142.42 per year and this is paid up to next April .



## 15B Alexandra Road, Clevedon

Approx. Area 617.30 Sq.Ft - 57.40 Sq.M



Ground Floor

For illustrative purposes only. Not to scale.

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.



Flat



Leasehold



1



Courtyard



1



1



**EPC**

E



Electric Heating



#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)

E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: [@stevensmithhomes](https://www.facebook.com/stevensmithhomes)