



First Floor Flat, 6 Copse Road, Clevedon, BS21 7QL  
**£335,000**

Steven  
*Smith*



Sitting in a quiet backwater just a stone's throw from Clevedon's Victorian sea front, this charming apartment forms part of an impressive period property, full of character and charm. Beautifully presented throughout and cleverly combining pretty features with contemporary fittings, the apartment comprises sitting room with fireplace, stylish fitted kitchen/dining room, two bedrooms, luxury bathroom and separate cloakroom. Outside, the apartment enjoys its own private garden which is laid to patio for ease of maintenance and is framed with lovingly tended borders, adding a splash of colour. To the rear of the garden, there is access to the allocated parking space which is a real benefit in this popular area of town! From Copse Road, a little cut through leads directly onto Clevedon's Victorian sea front with its majestic Grade I listed Pier and the fabulous array of independent shops, boutiques, cafes and restaurants along Hill Road are just a short stroll further.

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

Communal entry door opens to communal hall with access to the front door of Apartment 6. Front door opens with steps rising to a half landing with wood effect floor and window overlooking the rear garden and door giving access to the wooden staircase descending to the garden.

### **Cloakroom**

White suite of WC, washhand basin, window, wood effect floor.

From the half landing 4 steps rise to the landing, access to loft space, wood effect floor.

### **Sitting Room 11' 11" x 11' 3" (3.63m x 3.43m)**

Pretty fireplace taking centre stage, sash window overlooking the rear garden, wood effect floor.

### **Kitchen/Diner 11' 3" x 9' 5" (3.43m x 2.87m)**

Beautifully fitted with a comprehensive range of wall and base units with marble effect working surfaces incorporating a sink with mixer tap, electric oven with four ring gas hob and concealed extractor hood. Integrated appliances to include fridge/freezer and slimline dishwasher, plumbing for washing machine. Access to the Worcester gas fired combination boiler. Metro tiled splashbacks, wood effect floor, sash window overlooking the rear garden. Space for a dining table.

### **Bedroom 1 13' 2" x 10' 6" (4.01m x 3.20m)**

A pretty arched sash window looks out onto Copse Road and gives channel glimpses through the neighbouring properties towards the Welsh coastline.

### **Bedroom 2 13' 0" x 9' 6" (3.96m x 2.89m)**

A second double bedroom with an arched sash window looking out onto

Copse Road, wood effect floor. Measurements include a built in wardrobe.

### **Bathroom**

White suite of shower bath with main shower and glass shower screen door. Contemporary washhand basin, partially tiled walls, spotlights, chrome ladder radiator, obscure sash window.

### **OUTSIDE**

From Copse Road a wooden pedestrian gate opens to the front of Number 6 giving access to the communal front door.

### **Number 6's Private Garden**

The garden is accessed via the lockable door from the half landing where wooden steps descend to an extremely pretty space. It is laid to patio with raised sleepers and with an array of established shrubs and perennials. There is access to a garden shed and passing under a pergola with a pedestrian wooden gate which then opens and gives access to an allocated parking space. If the garden shed was removed there is the possibility creating a further parking space.

### **The Terms:**

Lease Originally 999 years from 1 January 1988

There is no management company. It does share an insurance policy with the flat underneath though but it's just an informal arrangement.









TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02017

REAR ENTRANCE  
BALCONY

BEDROOM 1  
11'10" x 11'2"  
3.6m x 3.4m

KITCHEN/  
BREAKFAST ROOM  
11'2" x 9'5"  
3.4m x 2.9m

ENTRANCE  
HALL

BEDROOM 2  
13' x 9'9"  
4.0m x 3.0m

BATHROOM

SITTING ROOM  
13' x 10'6"  
4.0m x 3.2m

ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 55 SQ.FT.  
(5.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 699 SQ.FT.  
(64.9 SQ.M.)



Flat



Leasehold



2



Garden



1



B



1

EPC

C



Gas Central Heating



Parking





#### 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

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

