



Clevedon Road, Tickenham, Clevedon, BS21 6RD |
Asking Price: £650,000 | Call us today on 01275 544477

104 High Street, Nailsea, North Somerset, BS48 1AH
nailsea@hunters.com / 01275 544477

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Hunters Estate Agents are offering for sale this four bedroom detached property requiring some modernisation, benefiting from a paddock of approximately 1 Acre to the rear side of the property, which can be seen from the property and has the advantage of its own access to the side.

Set in the village of Tickenham with countryside views to the front and rear of the property yet still within easy access to Clevedon or Nailsea which offer a versatility of shops, leisure activities, commuter links and of course the sea front at Clevedon.

The accommodation offers good size rooms which are light and airy but also offer versatility depending on what you may want to use them for. Currently it comprises of an entrance porch to the rear that gives access to the main hall, ground floor cloakroom, 21ft living room, separate dining room, 24ft kitchen breakfast room, inner lobby which leads to a 17ft games/sitting room and a study. On the first floor is a good size landing with a window providing views, main bedroom which has access to the balcony, 13ft second bedroom, two further bedrooms both with views and a family bathroom with a bath and separate shower cubical.

Outside to the front of the property is a patio leading to a lawned garden, driveway to the side of the property giving access to the garage and rear garden. The rear is mainly hard standing to provide parking with a raised top patio and a green house to the side. To the right side of the property is a single lane giving access to the land at the rear.

ENTRANCE PORCH

With access to the main entrance hall and inner lobby.

ENTRANCE HALL

With stairs rising to the first floor. Access to living room, dining room, kitchen breakfast room and cloakroom/W.C.

CLOAKROOM/WC

Window to the rear, two piece suite comprising a wash hand basin, low level WC.

LIVING ROOM

6.43m (21' 1") x 4.19m (13' 9") max

Being of front and rear aspect, feature fire place.

DINING ROOM

3.78m (12' 5") x 3.18m (10' 5")

Being of front aspect with double doors opening to the garden area.

KITCHEN BREAKFAST ROOM

7.54m (24' 9") x 3.23m (10' 7") max

Being of front and side aspect with a door to the garden and door to inner lobby,

INNER LOBBY

Access to sitting room, study and outer porch

SITTING ROOM

5.33m (17' 6") x 4.78m (15' 8")

Being of rear and side aspect, feature fire place.

STUDY

3.45m (11' 4") x 2.67m (8' 9")

Being of front aspect.

FIRST FLOOR

LANDING

Being of rear aspect with views towards the countryside, two built in cupboards, access to all bedrooms and the bathroom.

BEDROOM 1

4.17m (13' 8") x 3.99m (13' 1") max

Being of front aspect with views towards the countryside, built in wardrobes door to balcony.

BALCONY

Seating area and views towards the countryside.

BEDROOM 2

4.09m (13' 5") x 3.25m (10' 8")

Being of front aspect with views towards the countryside, built in wardrobe, wash hand basin.

BEDROOM 3

3.86m (12' 8") x 3.20m (10' 6") max

Being of front aspect with towards the countryside. wardrobe.

BEDROOM 4

3.12m (10' 3") x 2.34m (7' 8")

Being of rear aspect with views towards the countryside.

BATHROOM

Five piece bathroom suite comprising an enclosed bath, shower cubical, wash hand basin, low level WC, bidet

OUTSIDE

THE GROUNDS

To the front of the property is a side driveway giving access to the double garage and further parking to the rear of the property. There is a patio area with steps leading to the lawn which is enclosed with some mature hedging, various flower and shrub boards.

To the rear of the property is a further raised patio garden area, off street parking, double garage and side access to the paddock lane.

Double Garage with up and over Door.

Land :- To the side of the property is a gated lane that gives access to a gated paddock at the rear. The paddock can be seen from the

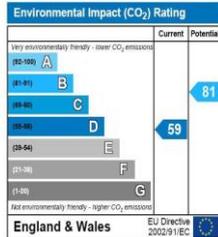
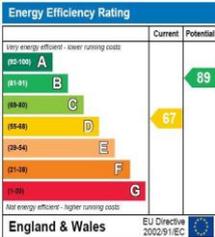
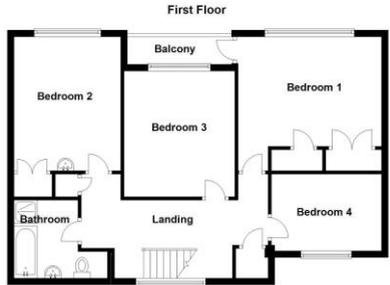
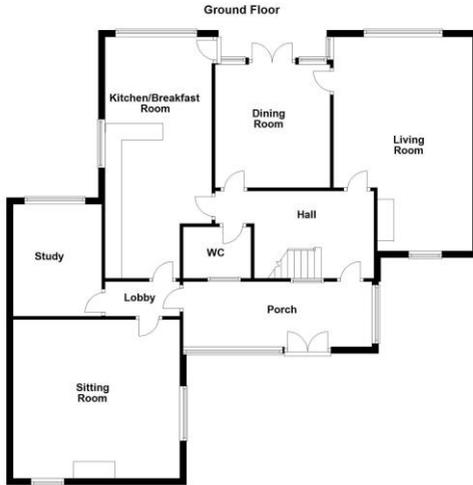


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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

*** DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. If you are under contract with another agent you may still be liable also to pay their fee.

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