



A well designed 1 bedroom first floor flat in this very popular area close to Clevedon town centre



14 Tuckmill Clevedon, North Somerset BS21 7XH

Offers in the region of £159,950 – Long Leasehold – 955 years remaining.

A purpose built 1 bedroom first floor flat with an allocated parking space and well-arranged accommodation with the advantage of its own private entrance and staircase in a quiet position in a very popular residential area under a mile from the Marine Lake and coast and closer still to local amenities with the picturesque river bank walk just 2 minutes away.

The property is currently Let with an Assured Shorthold Tenancy. The tenant who has been resident here since 2008 received a notice to quit from us but is more than willing to stay if the property is sold to a Landlord and the rental yield is very good – further details are available on request.

Alternatively, if you are not an investor the property will make a comfortable home subject to a bit of updating given that some of the fixtures and fitting are original and date from 1977 including the genuine Sun King coloured bathroom suite!

The Accommodation

The entrance to the apartment is accessed via a solid front door leading into a hallway which has space for hanging coats and stairs leading up to the first floor hall with doors opening into the living room, bathroom and bedroom.

The living room offers an outlook to the front of the property over an area of parkland. There is a useful built in storage cupboard and from the dining area doors lead though to the kitchen that is fitted with a variety of wall and floor with space for a washing machine, a fridge freezer and a free-standing cooker. The outlook from here is to the rear.

The spacious double bedroom has plenty of space for wardrobes and a chest of draws and also has a window looking out the rear. The bathroom suite is still the original and has a WC, wash hand basin and a bath with an electric shower over and an extractor fan.

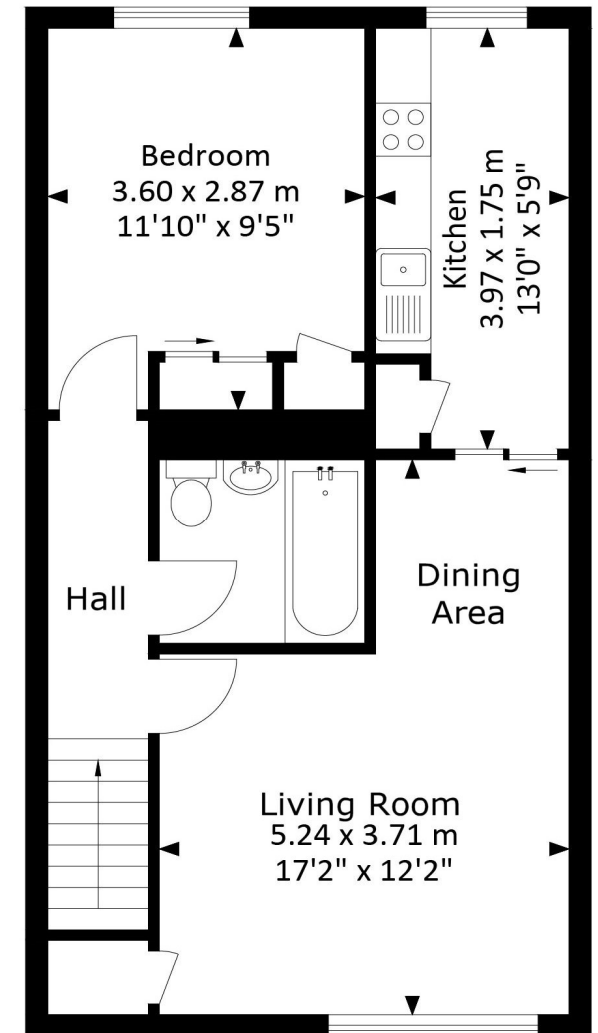
SERVICES: Mains water, electricity and drainage are connected. Electric storage heaters. Double glazing. Hi speed broadband services are available and super-fast cable broadband and TV/telephone services are also available. Long Leasehold – Balance of 999 years from 1977.

ENERGY PERFORMANCE CERTIFICATE: EPC = D-58

PHOTOGRAPHS: The tenant at the property has requested that we do not publish interior photographs of the flat and we are obliged to respect his wishes.

VIEWING: By appointment with **HENSONS**, telephone 01275 810030.

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Aerial photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancers or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information with regard to planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. All images, text, and plans © Hensons 2021



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