



The Ridings,  
36 Clevedon Road,  
Tickenham,  
North Somerset



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PEOPLE & PROPERTY

## The Ridings, 36 Clevedon Road, Tickenham, North Somerset BS21 6RA £575,000 - Freehold

An attractive individual 4 bedroom, 2 bathroom family home enjoying a private setting with delightful 140' (42.6m) south facing rear gardens, well presented accommodation and views across the vale to the Mendip Hills way in the distance.

While enjoying excellent privacy the house is not isolated or remote and is well placed in this sought after village, within easy reach of the highly regarded primary school, less than 3 miles from Nailsea and under two miles from Clevedon where a wide range of amenities are available together with the attractions of the Victorian seafront and pier, restaurants and bistros. In addition Clevedon offers an OFSTED outstanding secondary school in Swiss Valley.

This impressive property affords very comfortable accommodation that flows well with most rooms taking advantage of the lovely outlook over the secluded rear gardens. An entrance porch opens to a reception hall with a range of built in storage cupboards (the house offers good natural storage space) and a cloakroom off. The hall also opens to the reception rooms and the superb kitchen.

The double aspect living room has a low sill window to the front with an outlook through a conservatory to the terrace and lawns at the rear. The dining room also enjoys an outlook to the rear and a broad opening to the kitchen creates an open plan feel. The kitchen is fully fitted with a range of bespoke hand finished wall and floor cupboards together with a suite of built in appliances.



The staircase rises to a part galleried landing that leads to the family bathroom and the bedrooms. Three of the bedrooms are good double rooms and the fourth single room is still well proportioned. A dressing area and an en suite shower room are arranged off the principal bedroom.

Throughout, the house is well kept having clearly been much loved by the present owners and the extent of the accommodation is impossible to fully realize from outside so we certainly recommend an appointment to view is arranged to fully appreciate the property. Those that view will certainly be charmed by the gardens; the drive is flanked by a well screened lawn that is partially enclosed by a local stone wall. A garage adjoins the side of the house and the rear garden is a particular feature with a stunning selection of specimen trees shrubs and bushes creating various rooms of the garden and framing the broad sweep of lawn, an extensive terrace and sun deck.

**ENTRANCE PORCH:** Double glazed entrance doors with matching side screen open to the porch with quarry tiled floor and a further door and glazed side screen leading to:-.

**RECEPTION HALL:** A quarter return staircase with turned balusters rises to the first floor: there is a shelved full height cupboard, a cloaks cupboard and a radiator.

**CLOAKROOM:** Having a frosted window to the front, a radiator and a white suite comprising a close coupled WC and a wash hand basin with complementary tiling.

**LIVING ROOM:** A double aspect L shaped room that enjoys an outlook to the picturesque front garden and view through French doors and a conservatory to the terrace and beautiful rear gardens. A feature fireplace is set on the long wall. The ceiling is coved, there are two radiators and a TV point.

**CONSERVATORY:** Of compact proportions but with a delightful outlook to the rear having uPVC double glazed windows and patio doors to the terrace.

**DINING ROOM:** Attractively proportioned and almost open to the kitchen with a broad archway between the two rooms. Coving, a radiator and double glazed French doors again allowing an outlook to the rear.

**KITCHEN:** The kitchen has been tastefully updated in recent years with an excellent range of hand finished painted Skaker style wall and floor cabinets with a glazed dresser to match by Damien Tate Interiors. There are extensive laminated work surfaces with an inset 1½ bowl sink unit, concealed over work top lighting, ceramic tiled surrounds, an inset gas hob, with an extractor hood over, a built-in eye level electric oven and a combination microwave, an integrated dishwasher and fridge, a larder cupboard, a glazed door to the rear porch and an outlook to the rear gardens.

**REAR PORCH:** With a uPVC double glazed door to the terrace and rear garden.

**UTILITY ROOM:** With an outlook to the drive, a series of fitted wall and floor cupboards, a stainless steel single drainer sink unit with mixer tap over, tiled surrounds, space for a washing machine and a tumble dryer with an integrated fridge and freezer.

*On the First Floor*

**LANDING:** With coved ceiling, access to the loft space with boarding and light, a built in storage cupboard, wall light point and a radiator.

**PRINCIPAL BEDROOM:** Generously proportioned and arranged to enjoy an outlook to the front with coving to the ceiling, a radiator, archway to the dressing area.

**DRESSING AREA:** With space for built in wardrobes if required, recessed down lighters and a door to:-

**EN SUITE SHOWER ROOM:** Again, a classic white suite comprises a full width shower enclosure, a pedestal wash hand basin and a close coupled WC with ceramic wall tiling, coving, a towel rail radiator, shaver socket and window to the rear.

**BEDROOM TWO:** Dual aspect with a superb view to the rear and an outlook to the side, coved ceiling, a radiator and a wall to wall range of built in wardrobes.



**BEDROOM THREE:** An excellent third double bedroom with coving, a radiator and views to the rear having a window and French door and full length side screen opening to a Juliette balcony.

**BEDROOM FOUR:** With an outlook to the front and a radiator.

**FAMILY BATHROOM:** Tiled to complement the white suite comprising a close coupled WC, a pedestal wash hand basin and enamel panelled bath with shower over, a towel rail radiator, a shaver socket and a frosted window.

**OUTSIDE:**

A layby leads to the double gates that open to the block paved drive that provides parking for several cars and leads to the attached garage. A gravelled area provides further parking and turning space while the lawn at the front screened by a wide variety of established trees shrubs and bushes create a particularly attractive setting.

The Garage measures 16' 0" x 7' 11" (4.87m x 2.42m ) and has an up and over door, power and light, wash hand basin with cold supply, a wall mounted gas central heating boiler and a personnel door to the rear garden.





The front garden, the drive and the rear garden.

The garden at the rear is an absolute delight with a wide paved terrace and a sun deck adjoining the back of the house and leading in turn to the lawn with deep shaped borders that are planted with a wonderful variety of established trees shrubs and bushes including many very fine specimens.

A path meanders down the garden via an arbour and eventually arrives at a wicket fence that divides the lawn from the productive vegetable garden adjoining which there is greenhouse, a garden shed and enclosed storage area.

Overall the rear garden stretches away from the house to over 140' (42.6m) and is very private and sheltered.

**SERVICES:** All mains services are connected. Telephone at present connected. Broadband services are available. Superfast cable broadband, TV and telephone services are also available in Tickenham.

**Viewing:** By appointment with the Sole Agents, Hensons. Telephone 01275 810030 – 7 days a week.

Energy Performance Certificate

Use this document for:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling (for 3 years)	£4,116
Over 2 years you could save	£1,173

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 400 over 3 years	£ 700 over 3 years	You could save £ 1,173 over 3 years
Heating	£ 3,348 over 3 years	£ 2,310 over 3 years	
Hot Water	£ 318 over 3 years	£ 321 over 3 years	
<b>Total</b>	<b>£ 4,116</b>	<b>£ 3,331</b>	

These figures show how much the average household would spend on this property for heating, lighting and hot water and it is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and mobile, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (69/100). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual households.

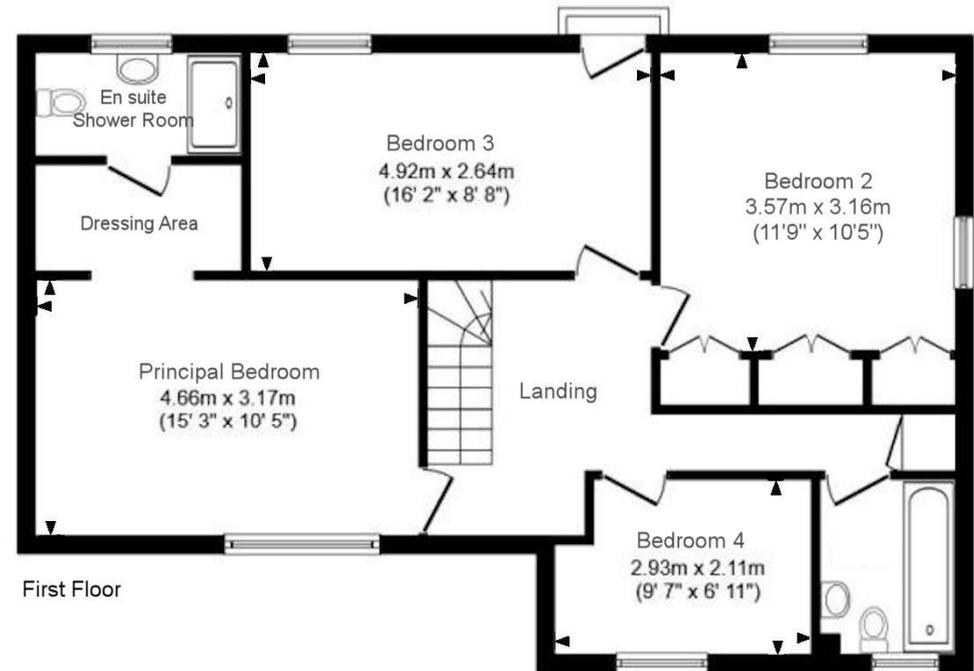
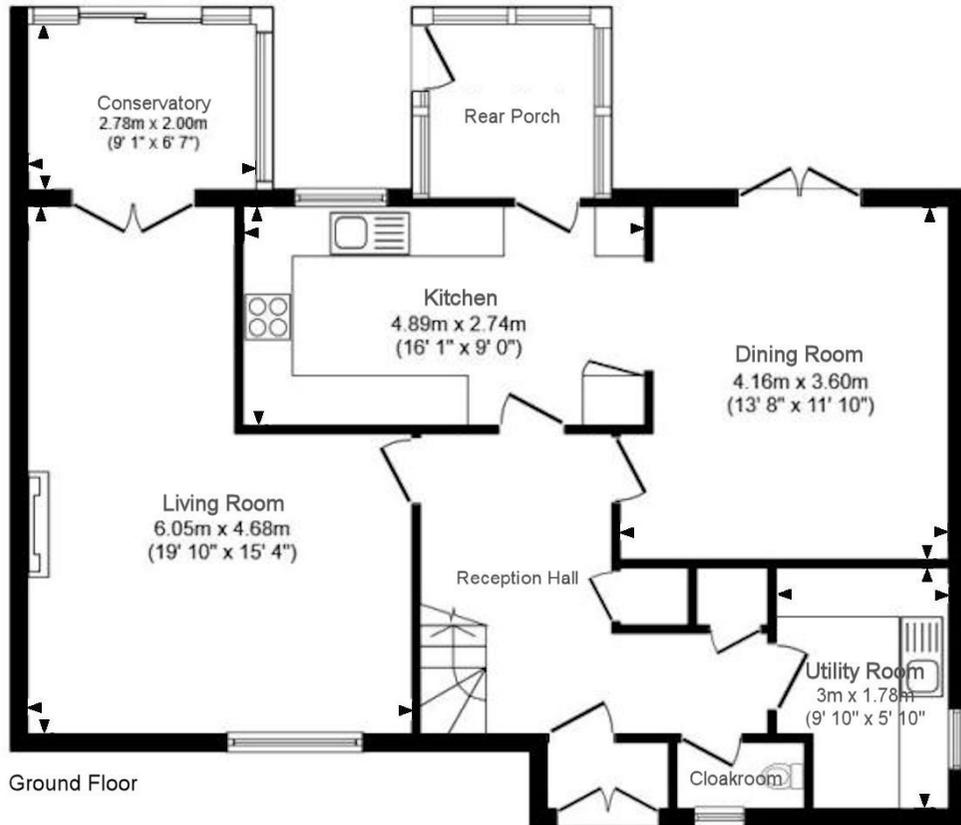
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£100 - £1,000	£ 180
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 220
3. Low energy lighting to all fixed outlets	£25	£ 180

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 123 1234 (standard national rate). The Green Deal only enables you to make your home warmer and cheaper to run.

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