



41 Bryant Gardens, Clevedon, BS21 5HE
£350,000

Steven
Smith



Sitting in a good size corner plot, this already spacious semi detached property would be ideal for those wishing to reimagine and extend (subject to planning permission) or simply for those looking for a great family home in generous gardens. The ground floor accommodation comprises sitting room, dining room, conservatory overlooking the rear garden and fitted kitchen with the first floor offering three bedrooms and bathroom. This bright and airy home has been much loved and cared for over the years but would now benefit from some updating to suit contemporary needs and style. The gardens which wrap around the property are delightful and offer the perfect backdrop to sit and enjoy some summer sun with ample space for both entertaining and child's play. Bryant Gardens is within a stone's throw of well regarded primary schools, supermarkets, Clevedon's leisure centre and picturesque riverbank walks. Offered for sale with no onward chain, this is simply a great family home with bags of potential!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Stairs to first floor, understairs cupboard.

Sitting Room 13' 6" x 11' 9" (4.11m x 3.58m)

Window looking out onto Bryant Gardens, archway to:

Dining Room 9' 1" x 7' 8" (2.77m x 2.34m)

Serving hatch to kitchen, door and window opening to:

Conservatory 11' 11" x 8' 11" (3.63m x 2.72m)

A great addition to the property. Of dwarf wall and PVC double glazed construction with french doors to rear garden and wood effect floor.

Kitchen 10' 3" x 8' 1" (3.12m x 2.46m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, space for undercounter fridge, access to the gas boiler, electric cooker point, serving hatch to dining room, tiled splashbacks. Measurements include a built in understairs cupboard. Door to side.

FIRST FLOOR

Landing. Window to side, access to loft space.

Bedroom 1 10' 9" x 10' 5" (3.27m x 3.17m)

Window looking out to Bryant Gardens.

Bedroom 2 9' 6" x 8' 10" (2.89m x 2.69m)

Measurements exclude a built in cupboard. Window overlooking the rear garden.

Bedroom 3 8'8" x 7'8" max 5'0" min

NB. There is some restricted floor space due to the staircase. Window overlooking the front garden.

Bathroom

Suite of WC, washhand basin, bath with handheld shower attachment, partially tiled walls, obscure window, access to the airing cupboard housing the hot water cylinder.

OUTSIDE

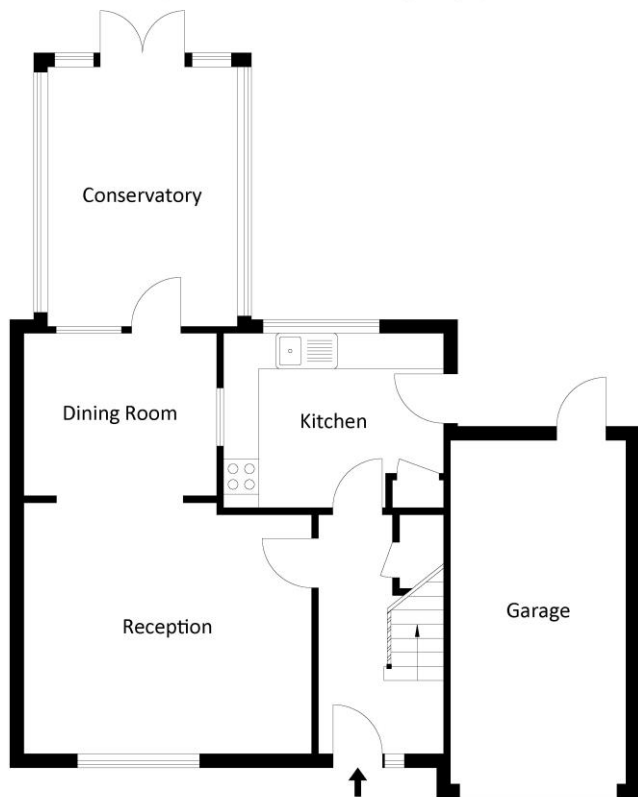
From Bryant Gardens a driveway provides off road parking and leads to a single garage. The front garden is laid to level lawn and extends around to the left hand side of the property where there are some small shrubs and a lockable gate opening to:

The Rear Garden

Number 41 certainly has an impressive rear garden. There is a patio outside of the conservatory and two areas of level lawn. The borders are well stocked with a fine array of perennials and small trees. There is also access to a garden shed and from the door from the kitchen there is a small deck area, outside water tap and a door opening to the single garage 16'2" x 8'1" with power and light and up and over door.



41 Bryant Gardens, Clevedon
 Approx. Area 633.50 Sq.Ft - 58.90 Sq.M
 (Total area includes garage)



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.

41 Bryant Gardens, Clevedon
 Approx. Area 384.0 Sq.Ft - 35.70 Sq.M



First Floor

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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.

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