



12 Walton Road, Clevedon, BS21 6AE  
£499,950

Steven  
*Smith*



Set within the picturesque Swiss Valley, this pretty "chocolate box" cottage is full of character and charm and is sure to delight! Throughout, the deceptively spacious accommodation is sympathetically presented to suit the age of the property with contemporary touches combining effortlessly with period features to provide a home perfect for modern day living. The ground floor comprises sitting room leading through to a further reading area with an attractive exposed stone wall, dining room and beautifully fitted kitchen with a separate utility/porch. To the first floor, three well proportioned bedrooms and a luxurious boutique style family bathroom. Outside, the property benefits from off road parking and the delightful rear garden is unexpectedly generous in size with an attractive woodland backdrop, certain to provide year round colour and interest. Having been owned and enjoyed by the current sellers for close to forty years, this is undoubtedly a fantastic opportunity for those searching for their dream period home!

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

#### **GROUND FLOOR**

Front door opens to hall, wood effect floor, stairs to first floor, understairs cupboard.

#### **Sitting Room 10' 11" x 9' 5" (3.32m x 2.87m)**

Window to front, a coal gas effect fire sets into a tiled surround with wooden mantle and slate hearth. Beam ceiling. Archway opening through to:

#### **Reading Area 9' 2" x 8' 2" (2.79m x 2.49m)**

Window to rear, feature stone wall, beam ceiling.

#### **Dining Room 11' 1" x 11' 0" (3.38m x 3.35m)**

Window to front with window seat, beam ceiling, feature fireplace which is blocked, wood effect floor. Opening to:

#### **Kitchen 9' 9" x 6' 9" (2.97m x 2.06m)**

Beautifully fitted with a range of wall and base units with working surfaces and tiled splashbacks. Electric cooker point, ceramic sink, integrated separate undercounter fridge and freezer, space for a tumble dryer, tiled floor, feature stone work with beam, two windows and door opening to:

#### **Side Porch**

With plumbing for washing machine and door to rear garden.

#### **FIRST FLOOR**

#### **Landing.**

#### **Bedroom 1 13' 8" x 11' 1" (4.16m x 3.38m)**

Window to front.

#### **Bedroom 2 11' 3" x 10' 10" (3.43m x 3.30m)**

Window to front.

#### **Bedroom 3 9' 4" x 8' 3" (2.84m x 2.51m)**

Window overlooking the impressive rear garden.

#### **Luxury Bathroom 9' 11" x 8' 9" (3.02m x 2.66m)**

Beautifully fitted with a four piece white suite of king size shower cubicle with mains shower, WC, washhand basin, freestanding contemporary bath, chrome ladder radiator, obscure window, spotlights, extractor fan, access to loft space.

#### **OUTSIDE**

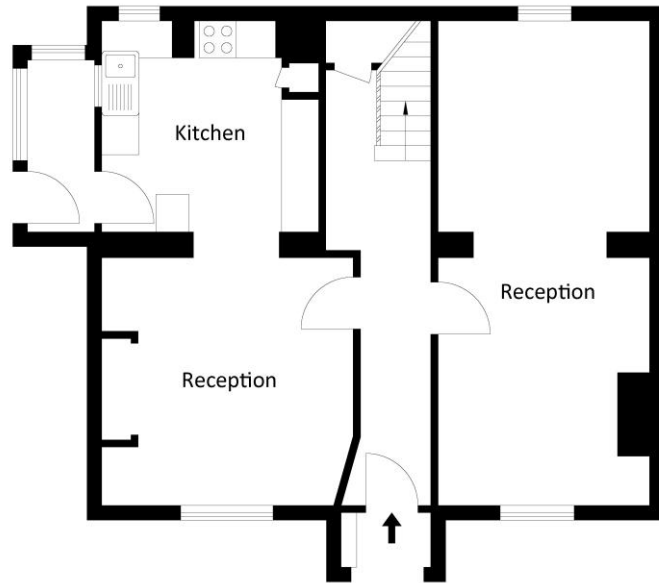
From Walton Road a wrought iron pedestrian gate opens to with three steps rising to the cottage and the front door. To the side of the property there is off road parking for one car. A lockable side gate opens to:

#### **The Rear Garden**

Number 12 certainly has an impressive sized rear garden. It is laid to lawn and bound by a mixture of stone walling and panelled fencing. At the rear of the garden there is a shed and closer to the main property there is access via the porch into the kitchen. The gardens also have a natural feel as they look up towards the Strawberry Hill woods enjoying all of the four seasons.



12 Walton Road, Clevedon  
Approx. Area 554.90 Sq.Ft - 51.60 Sq.M

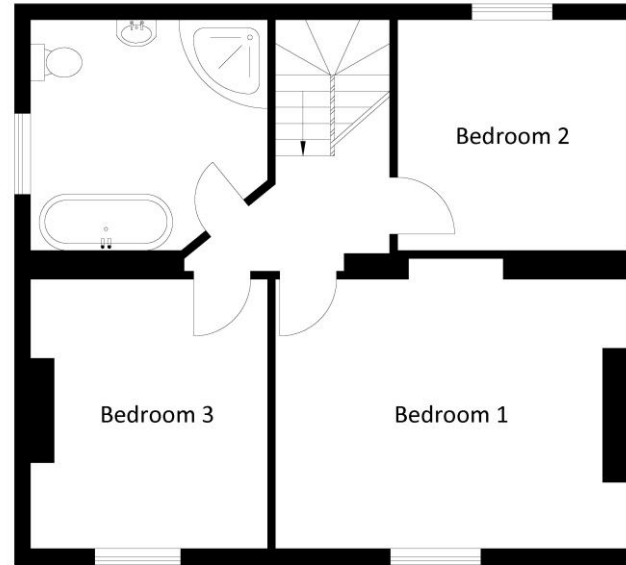


Ground Floor

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.

12 Walton Road, Clevedon  
Approx. Area 525.30 Sq.Ft - 48.80 Sq.M



First Floor

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 Detached cottage

 Freehold

 3

 Garden

 1

 D

 2

**EPC** E

 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.

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