



37 Edward Road South, Clevedon, BS21 7JA  
**£475,000**

Steven  
*Smith*



Situated in an ever desirable Upper Clevedon position, this detached home is offered for sale with no onward chain and presents a wonderful opportunity, particularly for those who may be looking to downsize or enter retirement. With accommodation over two levels, the ground floor offers a spacious dual aspect sitting room, separate dining room and attractive fitted kitchen. In addition, there is a useful cloakroom and third bedroom/study. Upstairs, there are two double bedrooms, both benefitting from a generous amount of storage space and a modern shower room. Throughout, the property is light and airy and presented in good order. Outside, the property enjoys low maintenance courtyard style gardens which have been attractively planted to provide a splash of colour and interest and there is off street parking together with access to the single garage. This popular location allows easy access to delightful coastal and woodland walks with the excellent choice of shopping and dining facilities in the Hill Road area being just a short distance further.

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

#### **GROUND FLOOR**

Front door opens into the entrance hall, with access to ground floor accommodation and stairs to first floor. Access to understairs storage.

#### **Living Room 21' 3" x 12' 0" (6.47m x 3.65m)**

Spacious double-aspect living room with double doors onto the rear garden. Gas fireplace.

#### **Dining Room 11' 3" x 9' 11" (3.43m x 3.02m)**

With space for a large dining table, serving hatch to kitchen. Window to rear aspect.

#### **Kitchen 10' 3" x 9' 11" (3.12m x 3.02m)**

Fitted with a range of wall and base units with white cupboard doors and granite effect worktops. Includes electric oven and grill, electric hob with extractor and space for a dishwasher and fridge. Tiled splashbacks, tile effect floor. Door opens to lean-to opening to rear garden.

#### **Lean-to**

With access to garage and door to rear garden.

#### **Bedroom 3 11' 1" x 10' 3" (3.38m x 3.12m)**

Useful downstairs room offering space for a third double bedroom or home office. Window to front.

#### **Downstairs WC**

Comprising toilet and sink. Obscure window to front.

### **FIRST FLOOR**

**Landing.** Leading to first floor rooms and access to two large storage cupboards and the loft hatch.

#### **Bedroom 1 12' 1" x 11' 7" (3.68m x 3.53m)**

Double bedroom with vast amounts of built-in wardrobe space. Window to front.

#### **Bedroom 2 11' 6" x 10' 3" (3.50m x 3.12m)**

Double bedroom with built-in storage. Window to front.

#### **Shower Room**

Spacious shower room with suite comprising toilet, sink and corner shower unit with electric shower over. Fully tiled walls, carpeted floor, skylight above.

### **OUTSIDE**

To the front of the property, the driveway offers parking space for multiple cars, as well as an up-and-over door to the garage.

#### **Garage 20' 1" x 9' 2" (6.12m x 2.79m)**

With fully boarded loft space. Window to rear.

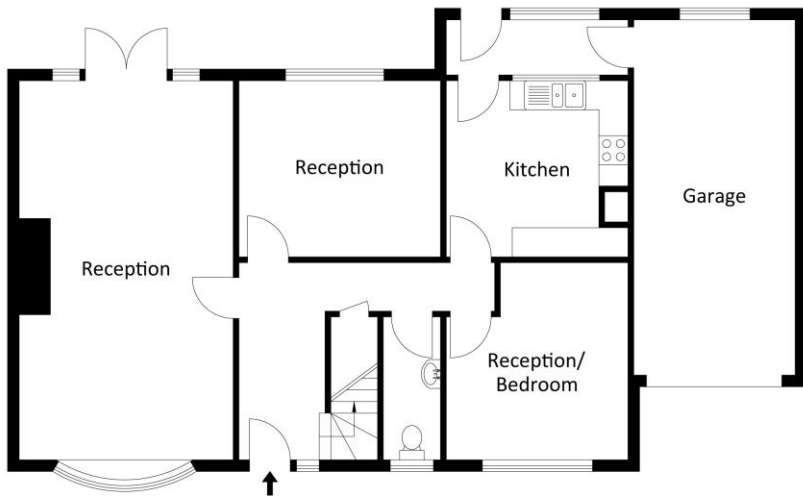
#### **Rear Garden**

Courtyard style garden area mainly to patio with a sense of privacy. With mature borders, side access to front.





**37 Edward Road South, Clevedon**  
 Approx. Area 956.20 Sq.Ft - 88.80 Sq.M  
 (Total area includes garage)

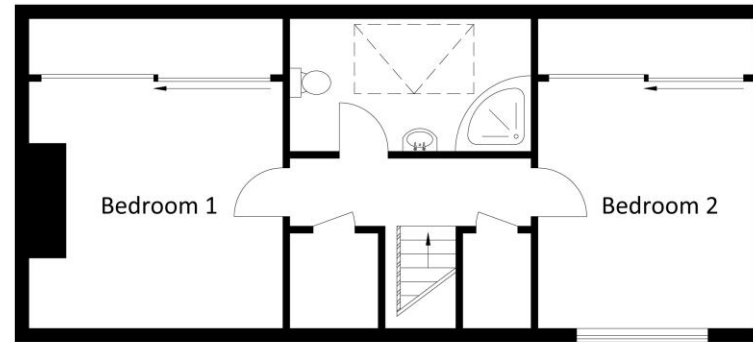


Ground Floor

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.

**37 Edward Road South, Clevedon**  
 Approx. Area 503.50 Sq.Ft - 46.80 Sq.M



First Floor

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Detached House



Freehold



3



Garden



1



E



2

**EPC** C



Gas Central Heating



Garage and 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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