



10 Coleridge Vale Road South, Clevedon, BS21 6PD

£425,000

Steven
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The Coleridge Vale area of Clevedon has long been popular with families due to its close proximity to the town centre, well regarded schools and leisure and recreational facilities. This extended semi detached property sits in an excellent size plot which may lend itself to further remodelling, subject to the usual permissions.

Although now in need of some updating, the accommodation benefits from ample space and some charming features harking back to the original period of build. The ground floor layout comprises of welcoming sitting room with fireplace and bay window, separate dining room, attractive fitted kitchen and a pleasant sun room overlooking the gardens.

To the first floor, there are a total of four bedrooms, three of which are double in size, a contemporary en suite to the master bedroom and a family bathroom with white suite. The property offers ample storage throughout but there is also an integral garage for those larger items or, of course, in which to keep the car!

As mentioned, the generous gardens extend to the side and rear of the property and for those who are green fingered, provide the perfect place to while away the time.

Sold with the benefit of no onward chain, this delightful family home with plenty of potential is certainly to be a popular choice.

Accommodation (All measurements are approximate)

Ground Floor

Entrance Hall

Front door opens into the entrance hall, providing access to ground floor rooms. Stripped wooden floorboards, stairs to first floor, obscure window to side.

Sitting Room 14' 5" into bay x 12' 0" (4.39m x 3.65m)

A spacious room with bay window to front, stripped floorboards, art deco fireplace with electric fire.



Dining Room 11' 5" x 10' 6" (3.48m x 3.20m)

Feature fireplace takes centre stage. Stripped floorboards, built-in storage, window to rear.

Kitchen 12' 11" x 7' 11" (3.93m x 2.41m)

Fitted with a range of wall and base units with marble-effect working surfaces. Includes extractor fan, sink with drainer and space for cooker, washing machine, tumble dryer and fridge/freezer. Tiled floor, tiled splashback, window to rear.

Sun Room 10' 1" x 7' 11" (3.07m x 2.41m)

A useful space with tiled floors and door into the rear garden and windows to side and rear. Door to:

Garage 15' 11" x 15' 1" (4.85m x 4.59m)



First Floor

Landing

Providing access to first floor rooms and loft hatch. Stripped floorboards.

Bedroom 1 15' 0" maximum 10.2" minimum x 13' 7" (4.57m x 4.14m)

Extended triple-aspect double bedroom with wood effect floor. Door to en suite shower room. Access to large built-in storage cupboard.

En Suite

With suite comprising shower cubicle with mains shower over, sink with vanity unit and toilet with concealed cistern. Fully panelled walls, tile effect floor, extractor, heated towel rail.

Bedroom 2 14' 4" x 12' 0" (4.37m x 3.65m)

Double bedroom with feature fireplace, stripped floorboards and bay window to front.

Bedroom 3 11' 6" x 10' 6" (3.50m x 3.20m)

Double bedroom with feature fireplace and stripped floorboards. Built-in storage, window to rear.

Bedroom 4 8' 1" x 7' 6" (2.46m x 2.28m)

Single bedroom or home office. Window to rear.

Bathroom

With white suite comprising bath with mains shower over, sink with vanity unit and toilet with concealed cistern. Half tiled walls, exposed floorboards, heated towel rail, obscure window to rear.

Outside

The property sits within a generous corner plot, with block-paved driveway and stone shingle area providing off-road parking. Up and over door to garage, side gate leads to the rear garden.

Rear and Side Gardens

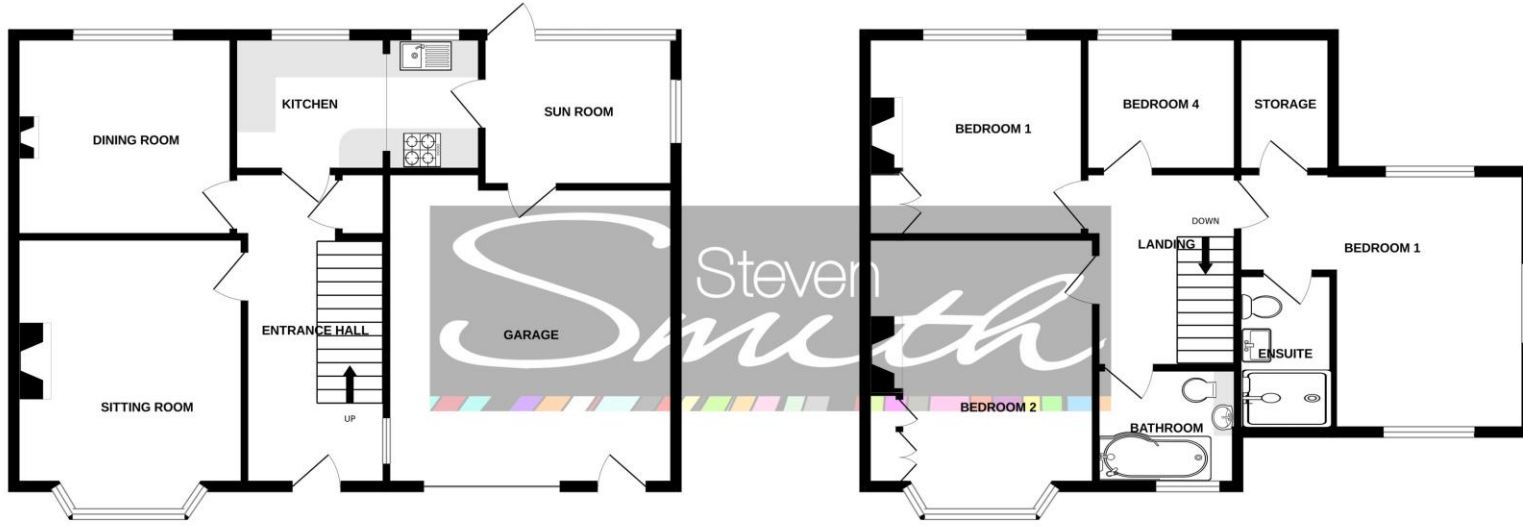
Wrapping around the rear and south-west elevation of the property and bordered by mature shrubs and trees. The garden benefits from an extensive lawn area, with further entertainment space laid to patio slabs.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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House



Freehold



4



Outside Space



2



C



2

EPC

D



Central Heating



Parking and Garage





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 particulars, 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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