



12 Seymour Close, Clevedon, BS21 6DU
£349,950

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Smith



A fantastic opportunity to purchase a newly built family home within a level approach to Clevedon Town Centre. Having been thoughtfully designed to sit harmoniously amongst the neighbouring properties and offering a spacious layout with a contemporary finish, this will undoubtedly appeal to those who are eagerly searching for a property which is light, airy and ready to move in to! The practical ground floor layout provides a generous lounge to the front and well proportioned kitchen/diner to the rear, leading onto the gardens. In addition, there is ample storage and a downstairs cloakroom. To the first floor, there are three well proportioned bedrooms, two of which benefit from further fitted storage, and a modern family bathroom. The convenient location allows for easy access to schools, shops and a host of other amenities and travel links. Sold with the benefit of no onward chain, new build properties within Clevedon are in short supply so early interest is expected.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Wood effect floor.

Cloakroom

Suite of WC, washhand basin with storage below, built in cupboard for shoes and boots, obscure window, chrome ladder radiator, wood effect floor.

Sitting Room 18'3" x 13'10" max 8'9" min

Measurements exclude stairs to first floor. Window looking out to front, wood effect flooring. Opening to:

Kitchen/Diner 16' 7" x 10' 0" (5.05m x 3.05m)

Fitted with a lovely range of high gloss fronted wall and base units with working surfaces, stainless steel sink, plumbing for washing machine and dishwasher. Space for a fridge/freezer, built in double electric oven, four ring electric hob and contemporary extractor hood, wood effect flooring, spotlights, window and french doors to rear garden. Access to spacious understairs cupboard.

FIRST FLOOR

Landing. Access to loft space with loft ladder. Recess area with shelving and lighting.

Bedroom 1 12' 9" x 10' 0" (3.88m x 3.05m)

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

Bedroom 2 13' 2" x 9' 6" (4.01m x 2.89m)

Measurements exclude a built in wardrobe. Window looking out onto Seymour Close.

Bedroom 3 9'7" max 6'11" min x 6'10"

Window to front.

Bathroom

An impressive four piece white suite of WC, washhand basin with storage below, bath and separate king size shower cubicle. Contemporary partially tiled metro tiled walls, ladder radiator, obscure window, spotlights.

OUTSIDE

From Seymour Close there is immediate access to the front with a block paved drive providing off road parking. A pathway leads to the side of the property and a lockable gate opens to:

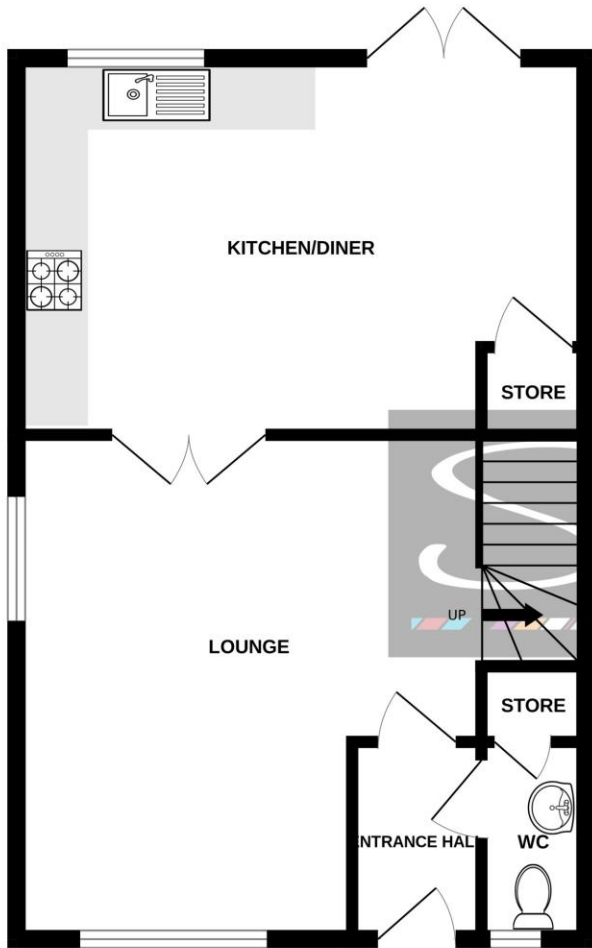
Rear Garden

Immediately outside of the property is a patio opening to an area of level lawn and the garden is bound by predominantly panelled fencing. There is also a newly built shed at the rear of the garden.

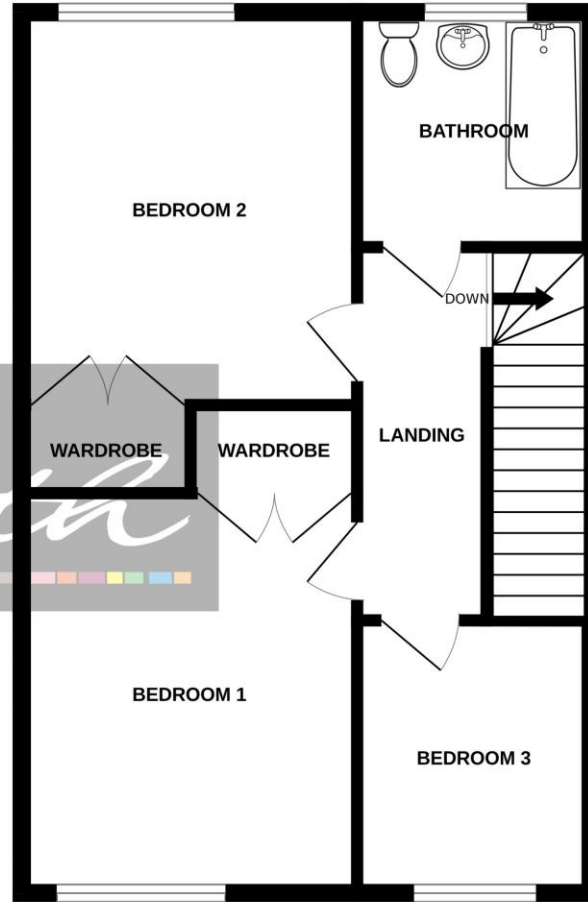




GROUND FLOOR



1ST FLOOR



New Build House



Freehold



3



Garden



1



1



1

EPC

A



Heating



Parking

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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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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