



2 Ilminster Close, Clevedon, BS21 6JS
£299,950

Steven
Smith



Situated in a popular cul de sac position within a level approach to Clevedon Town Centre and a host of useful amenities, this well presented bungalow is certain to appeal to a wide range of buyers. Offering light and spacious accommodation, the property comprises of sitting room and adjoining separate dining room, attractive fitted kitchen, three bedrooms and family bathroom. Outside, there is ample off street parking to the front together with access to the single garage. To the rear, there is a good size garden which is laid to patio and lawn with lovingly tended borders. Conveniently situated close to supermarkets and bus routes and sold with the advantage of no onward chain, early interest in this delightful home is expected.

Accommodation (all measurements approximate)

Large front porch with obscure glass sliding doors. Tiled floor, window to dining room. Door opens to:

Hallway

Providing access to internal rooms as well as two storage cupboards.

Living Room 15' 9" x 10' 8" (4.80m x 3.25m)

Bright and spacious living area with electric fireplace. Glass sliding doors open to the rear garden. Double doors open to dining room.

Dining Room 9' 11" x 7' 5" (3.02m x 2.26m)

With wood effect flooring. Window into porch. Opens to kitchen.

Kitchen 9' 10" x 7' 6" (2.99m x 2.28m)

Fitted with a range of wall and base units with wood effect cupboard doors and black granite effect worktops. Includes electric oven, ceramic hob with extractor, stainless steel sink with drainer and plumbing for a washing machine. Door opens to rear garden.

Bedroom 1 13' 7" x 9' 8" (4.14m x 2.94m)

Double bedroom, window overlooking the rear garden.

Bedroom 2 10' 0" x 9' 6" (3.05m x 2.89m)

Double bedroom, window to front.

Bedroom 3 11' 4" x 6' 6" (3.45m x 1.98m)

Large single bedroom, window to front.

OUTSIDE

Accessed from Ilminster Close, a large block-paved driveway offers parking for multiple vehicles, as well as a single garage with light and power. The rear garden can be accessed via a side gate.

Rear Garden

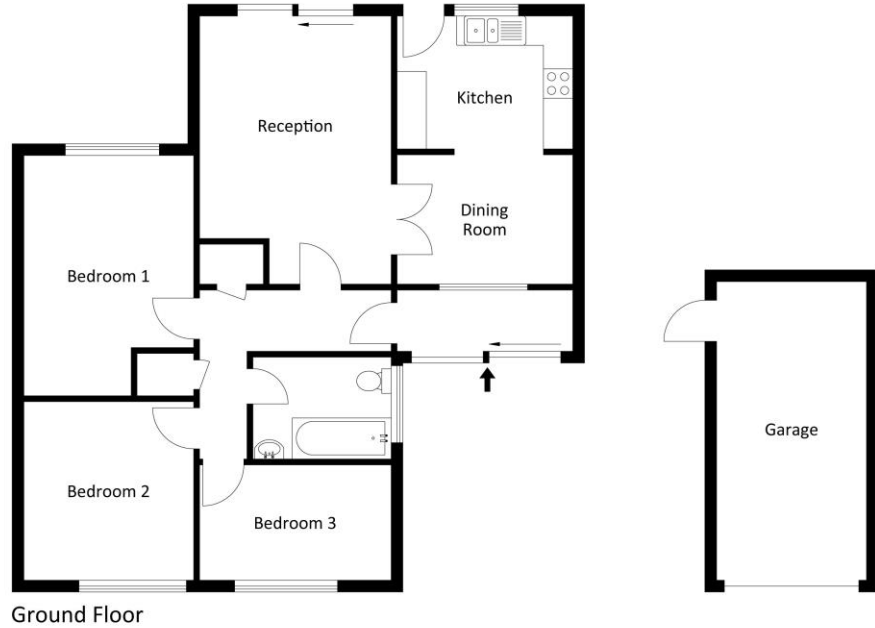
Primarily laid to lawn with beautifully planted mature borders. The garden benefits from a patio area for seating as well as two sheds.

Ground Rent










£18 per annum



2 Ilminster Close, Clevedon
Approx. Area 912.10 Sq.Ft - 84.70 Sq.M
(Total area includes garage)



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.

-  End Terrace Bungalow
-  Freehold
-  3
-  Garden
-  1
-  C
-  2
- EPC** D
-  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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