



20 Tickenham Road, Clevedon, BS21 6AA  
**Offers in the region of £175,000**

Steven  
*Smith*



For those looking to take their first step onto the property ladder, this charming home in East Clevedon could be the perfect choice! Although now in need of some refurbishment, the accommodation has a cosy, welcoming feel and does benefit from some more contemporary touches such as double glazing, gas central heating and a modern white bathroom suite. Comprising sitting room, kitchen, wc and bathroom to the ground floor with two double size bedrooms to the first floor, there is ample scope to add one's own mark to the property. Doors from the sitting room lead to a shared courtyard area which, whilst modest, offers some important outdoor space in which to relax. From this location, there is level access to the shopping facilities in Clevedon Town Centre or, for convenience, there is an M&S Simply Food Store within a stone's throw. For leisure, a delightful walk in Court Woods followed by a drink and a bite to eat in the nearby Old Inn is the perfect choice! Sold with the benefit of no onward chain.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Kitchen 14'3" x 5'8" max 4'3" min**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, gas cooker point, space for fridge/freezer, plumbing for washing machine, window.

#### **Sitting Room 13'5" max 10'7" min x 11'0"**

Two windows, door to shared courtyard, stairs to first floor.

From the kitchen a door opens to:

#### **Bathroom**

With white suite of washhand basin, bath with hand held shower attachment, partially tiled walls, tiled floor, obscure window, extractor fan. Door opens to:

#### **WC**

White WC, obscure window, tiled floor.

#### **FIRST FLOOR**

**Landing.** Access to loft space, window.

#### **Bedroom 1 11'7" x 11'4" max 10'8" min**

Window to side.

#### **Bedroom 2 10' 11" x 10' 9" (3.32m x 3.27m)**

A second double bedroom with window to side.

#### **OUTSIDE**

From Tickenham Road a shared wrought iron gate gives access to a path which leads to the front door of Number 20.

#### **Shared Courtyard**

The shared courtyard is accessed via the sitting room and offers some outside space. The courtyard is shared with another property.



GROUND FLOOR

1ST FLOOR



Terrace House



Freehold



2



Shared courtyard



1



B



1

**EPC**

E



Heating

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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**Please Note**

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