



7a East Clevedon Triangle, Clevedon, BS21 6BQ  
**£265,000**

Steven  
*Smith*





This charming two-bedroom character cottage, situated in the sought-after East Clevedon Triangle, offers a delightful blend of period features with some modern conveniences. Upon entering the cottage, you are greeted by an inviting entrance hall/study, perfect for those who work from home or who require additional reception space and a cozy living/dining room, perfect for relaxing evenings. The kitchen is well-equipped with ample working and storage space and a breakfast bar providing a convenient spot for casual dining. On this level, there is also a modern bathroom with three piece white suite. The first floor comprises two double bedrooms, both with built-in wardrobes, and a pleasant outlook over the gardens. Throughout, the property has a delightful, homely feel yet provides a fabulous blank canvas for those who are looking to add their own individual stamp. Externally, the cottage boasts a private garden. Although now in need of some cultivation, it is the ideal spot for al fresco dining and entertaining. Additionally, the property features a workshop and stone outbuilding, providing versatile space for a home office, workshop, utility or additional storage. This charming cottage is ideally located in the heart of the East Clevedon Triangle, within close proximity to local amenities, schools, and transport links. With its characterful features and convenient location, this property offers a wonderful opportunity and is sold with the benefit of no onward chain.

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

### **GROUND FLOOR**

#### **Entrance Hall/Study 14' 3" x 10' 5" (4.34m x 3.17m)**

With door opening in from the driveway. With fitted shelves, desk and cupboards, electric fireplace, stairs rising to first floor. Window to front.

#### **Sitting/Dining Room 11' 9" x 10' 11" (3.58m x 3.32m)**

A useful space with potential to be used as a lounge or dining room. Window to front.

#### **Kitchen/Breakfast Room 14' 1" x 8' 7" (4.29m x 2.61m)**

Fitted with a range of wall and base units with working surfaces. Includes ceramic sink with drainer. Cooker, slimline dishwasher, washing machine and fridge/freezer. Tiled splashback, tile effect floor, window to front, door to rear garden.

#### **Inner Hall**

Leading from the kitchen to the bathroom, with fitted cupboards and drawers providing useful extra storage. Window to side.

#### **Bathroom**

With suite comprising toilet, sink with vanity unit and bath with mixer tap and mains shower over. Fitted cupboards, partially tiled walls, tiled floor, obscure window to side.

### **FIRST FLOOR**

**Landing.** Providing access to both bedrooms. Window to rear.

#### **Bedroom 1 12' 6" x 10' 10" (3.81m x 3.30m)**

Double bedroom with fitted wardrobes, fitted bedside tables and drawers. Window to front.

#### **Bedroom 2 11' 1" x 11' 0" (3.38m x 3.35m)**

Double bedroom with fitted wardrobes, fitted bedside tables and drawers. Window to front.

#### **Workshop 14' 4" x 6' 8" (4.37m x 2.03m)**

With light and power, double wooden door's to front.

#### **Utility Room 14' 1" x 9' 8" (4.29m x 2.94m)**

Useful stone outbuilding with cupboard units and working surfaces. Space for tumble dryer. Potential to be converted into a home office or studio

### **OUTSIDE**

Accessed through a courtyard, iron gates lead onto the driveway and into the grounds of the property. The driveway offers parking for multiple vehicles and leads to a workshop.

#### **Garden**

The garden has a private feel and is primarily laid to lawn and is bordered by mature shrubs. Access to the workshop and a further outbuilding.

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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 Semi Detached House

 Freehold

 2

 Garden

 1

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 2

**EPC** E

 Gas Central Heating

 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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