



4 Salthouse Road, Clevedon, BS21 7TR
£450,000

Steven
Smith



This attractive contemporary townhouse offers purchasers the perfect combination of modern design, flexible space and those all important sea views! Positioned adjacent to Clevedon's much loved Salthouse Fields with the marine lake and beach just beyond, this delightful property is a must for those looking to embrace a coastal lifestyle! The accommodation has been thoughtfully designed over three levels to maximise enjoyment of the views with the kitchen/diner at entrance level leading into the rear garden and a cloakroom for convenience. To the first floor, an impressive sitting room leads onto the private balcony, providing the perfect spot to sit and drink in the wonderful landscape. In addition, this level houses the master bedroom and modern en suite bathroom. To the top floor, there are two further bedrooms with the front facing bedroom also benefiting from en suite facilities and that fabulous outlook towards the channel. An additional guest shower room completes the accommodation. Outside, the property benefits from two parking spaces to the front, with access to the single garage also available from the entrance hall. To the rear, the pleasant gardens are predominantly south west facing with areas of lawn and patio to enjoy. This truly delightful home with its prime coastal position presents a great opportunity to a wide range of buyers and is certain to attract early interest.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch, door opens to:

Hallway

Wood effect floor, door to garage, stairs to first floor, cupboard for shoes and coats.

Cloakroom

White suite of WC, washhand basin, wood effect flooring, extractor fan.

Kitchen/Diner 13' 0" max 10'11" mix x 13' 0"

Fitted with a range of wall and base kitchen units with working surfaces, stainless steel sink, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven with four ring gas hob and concealed extractor hood. Access to the Worcester gas fired combination boiler. Tiled splashbacks, spotlights, wood effect floor, space for a dining table, window to rear garden and bi-folding doors opening to the garden.

FIRST FLOOR

Landing. Stairs to second floor, storage cupboard.

Sitting Room 13' 8" x 13' 1" (4.16m x 3.98m)

A lovely room with two sets of french doors opening to a private balcony with lovely views towards the Salthouse Fields,

Marine Lake, Clevedon's Grade I Listed Pier, the Bristol Channel and the Welsh coastline in the far distance.

Bedroom 1 13' 1" x 10' 11" (3.98m x 3.32m)

Window providing a pleasant outlook over the rear garden and towards the neighbouring allotments.

En-Suite to Bedroom 1

Three piece white suite of WC with concealed cistern, washhand basin with storage below, shower cubicle with electric Mira Sports shower, fully tiled walls, tiled effect floor, chrome ladder, radiator, extractor fan.

SECOND FLOOR

Landing. Access to loft space.

Bedroom 2 13' 1" x 10' 11" (3.98m x 3.32m)

Window providing the same pleasant outlook as the master bedroom.

Bedroom 3 13' 1" x 8' 9" (3.98m x 2.66m)

Window providing an incredible view towards the historical sea front of Clevedon taking in the walls of Marine Lake, the Pier, the Bristol Channel and the Welsh coastline.

En-Suite to bedroom 3

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, shower cubicle with electric Mira Sports shower, fully tiled walls, tiled effect floor, extractor fan, chrome ladder radiator.

Shower Room

Three piece white suite of WC, washhand basin with storage below, shower cubicle with Mira Sports shower, fully tiled walls, wood effect floor, chrome ladder radiator, extractor fan.

OUTSIDE

From Salthouse Road a block paved pathway leads to the front door. There is a further block paved drive providing parking for two cars and leading to:

Single Garage 15' 8" x 8' 3" (4.77m x 2.51m)

With automatic up and over door, power and light.

The Rear Gardens

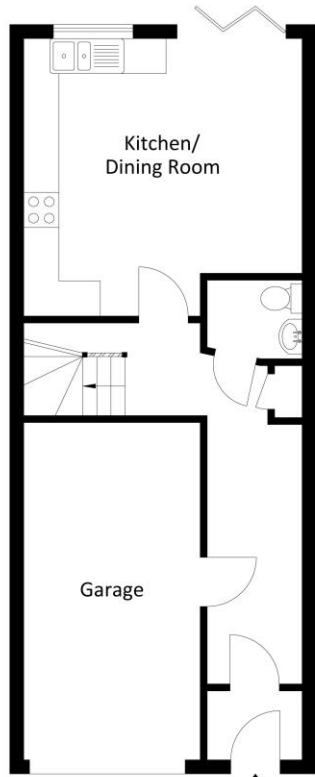
The rear garden is a particular delight and is laid to a patio immediately outside of the property with a level lawn and at the rear of the garden a second patio with a garden shed. The garden is bound by a mixture of brick wall and feather-board fencing, there is also a lockable gate giving access to the front and the gardens have the added advantage of being predominantly south west facing. Outside water tap.





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Approx. Area 439.30 Sq.Ft - 40.80 Sq.M
(Total area includes garage)

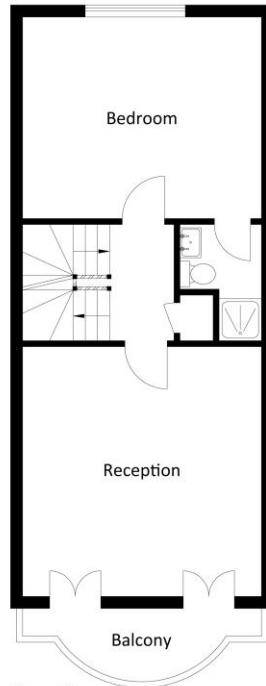


Ground Floor

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.

4 Salthouse Road, Clevedon

Approx. Area 416.10 Sq.Ft - 38.70 Sq.M

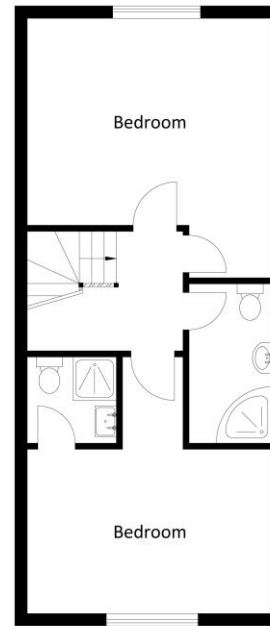


First Floor

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Approx. Area 411.40 Sq.Ft - 38.20 Sq.M



Second Floor

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Town House



Freehold



3



Garden



3



D



1

EPC

C



Gas Central Heating



2 spaces & 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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