



FOR SALE  
Steven  
*Smith*  
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131 Kenn Road, Clevedon, BS21 6JY  
**£345,000**

Steven  
*Smith*



This traditional semi detached house, occupying a convenient position with level access to amenities, offers spacious and beautifully presented accommodation throughout. The well proportioned layout provides ample space for a growing family with a ground floor comprising welcoming sitting room, separate dining room and stylish fitted kitchen. In addition, there is a useful downstairs cloakroom. To the first floor there are three bedrooms and a modern shower room with white suite. Outside, the property benefits from well kept gardens with a generous rear lawn and patio. There is an additional summerhouse and storage shed and beyond this the off street parking area. Kenn Road is well situated for a short walk to Clevedon Town Centre and Tesco supermarket, with a host of other useful amenities just a short distance further.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Hall**

Stairs to first floor, window to side.

#### **Sitting Room 13' 2" x 10' 7" (4.01m x 3.22m)**

Window looking out over the front garden.

#### **Kitchen 12' 3" x 7' 7" (3.73m x 2.31m)**

Fitted with a range of wall and base units with working surfaces, sink with mixer tap, plumbing for washing machine and dishwasher, gas and electric cooker point, contemporary extractor hood, space for fridge/freezer, tiled splashback, tiled floor, access to the Vaillant gas fired combination boiler. Window to side. Door opening to rear porch. Door opens to:

#### **Dining Room 11' 6" x 10' 8" (3.50m x 3.25m)**

Measurements exclude a built in cupboard. Sliding patio door opening to the south westerly facing rear garden.

From the kitchen door opens into rear porch with door to the garden.

#### **Cloakroom**

With a white WC, obscure window, tiled floor.

#### **FIRST FLOOR**

**Landing.** Window to side, access to loft space.

#### **Bedroom 1 13' 2" x 10' 8" (4.01m x 3.25m)**

Window looking out to front.

#### **Bedroom 2 10' 8" x 10' 6" (3.25m x 3.20m)**

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

#### **Bedroom 3 9' 1" x 7' 5" (2.77m x 2.26m)**

Currently being used as a dressing room. Window to rear.

#### **Shower Room**

Three piece white suite of contemporary washhand basin with drawer storage below, king size shower cubicle with mains shower, WC, partially tiled walls, tiled effect floor, obscure window, built in overstairs cupboard, chrome ladder radiator.

#### **OUTSIDE**

From Kenn Road a pillared pedestrian entrance with a gate opens to the front of Number 131 giving immediate access to the front door. The front garden is laid to stone chippings and is bound by a pretty low level brick wall. To the right hand side there is an area of lawn and a lockable gate gives access to:

### The Rear Garden

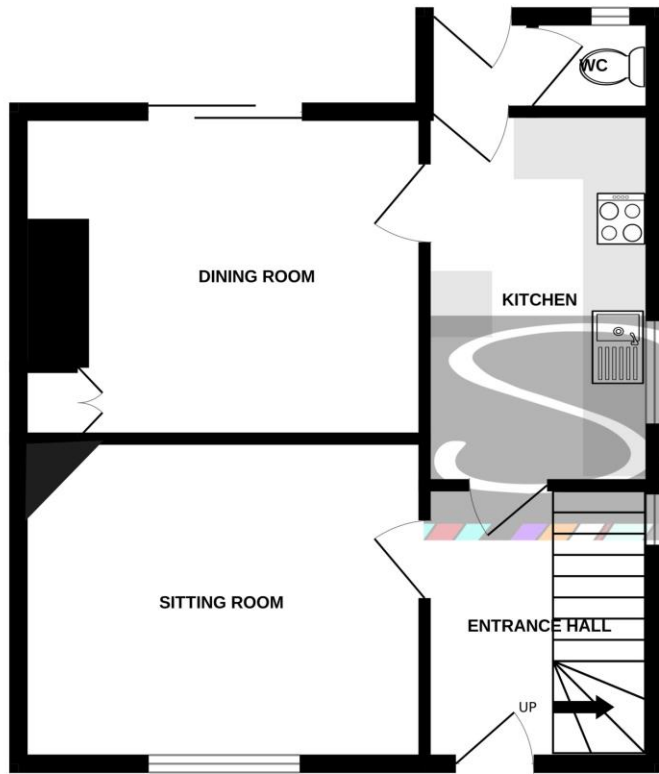
The rear garden is a particular delight and immediately outside of the property is a patio and two areas of level lawn, access to a summer house and shed storage. Walking down the pathway this then leads to the parking area where a lockable gates give access back out onto Hillview Avenue and there is a second shed. The gardens are bound by predominantly concrete pillared panelled fencing and have the added advantage of enjoying the south westerly aspect. There is an outside water tap.





GROUND FLOOR

1ST FLOOR



 Semi Detached House

 Freehold

 3

 Garden

 1

 C

 2

**EPC** D

 Gas Central 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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#### Please Note

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