



12 Saxby Close, Clevedon, BS21 7YF  
**£275,000**

Steven  
*Smith*



Situated in a highly convenient location close to well regarded primary schools, supermarkets and the sea front, this smart end terraced home comprises of a bright and airy sitting room, attractive kitchen diner, two double bedrooms and an excellent modern bathroom. Benefitting from gas central heating and double glazing, the property also enjoys an enclosed rear garden, which has been paved for ease of maintenance. Saxby Close is situated towards the popular west end of Clevedon and offers easy access to a wide range of amenities and attractions. Ideal as a first time purchase or investment opportunity, this delightful home is sold with no onward chain and is certain to attract early interest.

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

**GROUND FLOOR** Front door opens to hall, tiled floor, stairs to first floor.

#### **Sitting Room 14'8" x 10'5" max 7'3" min**

Window to front, second window to side, access to the Worcester gas fired combination boiler (installed September 2023). Wood effect flooring flows through into:

#### **Kitchen/Diner 13'9" max 8'6" min x 13'7"**

Beautifully fitted with a new range of high gloss grey fronted wall and base units with working surfaces, stainless steel sink, electric oven with four ring electric hob and concealed extractor hood. Space for fridge/freezer, plumbing for washing machine and dishwasher. Window to rear garden and door to garden. Measurements exclude an understairs cupboard.

### **FIRST FLOOR**

Landing. Access to loft space.

#### **Bedroom 1 13'10" x 10'8" max 9'3" min**

Window overlooking the rear garden.

#### **Bedroom 2 13'11" max 10'7" min x 8'4"**

Window to front.

#### **Bathroom**

Beautifully fitted with a three piece white suite of WC, washhand basin set into vanity unit with storage below, bath with mains shower and glass shower screen door, partially tiled walls, tiled floor, chrome ladder radiator, obscure window, spotlights, extractor fan.

### **OUTSIDE**

From Saxby Close a pathway leads to the front door. The front garden is laid to bark

#### **Rear Garden**

Which is accessed via the kitchen/diner. It has been hard landscaped for ease of maintenance with a patio and a block paved area, is bound by close board fencing with a lockable gate giving access out onto Saxby Close.

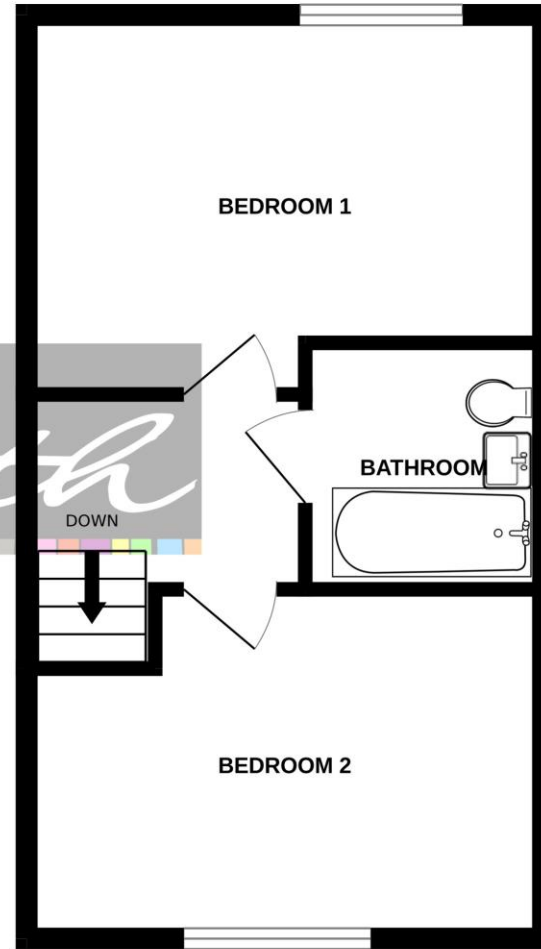
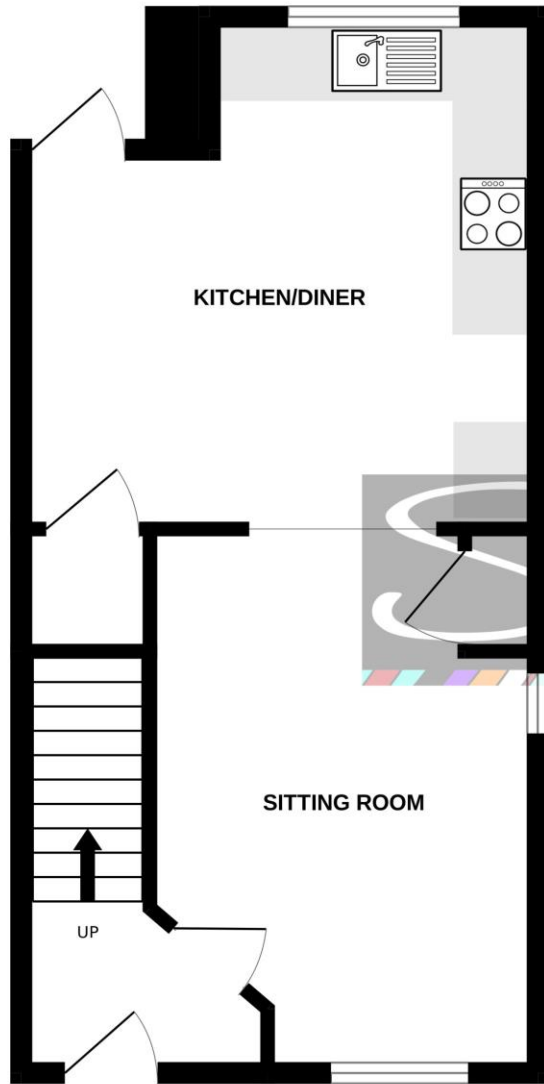






GROUND FLOOR

1ST FLOOR



End Terrace House



Freehold



2



Garden



1



B



1

**EPC**

C



Central Heating



On Street 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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