



7c Kenn Road, Clevedon, BS21 6EP  
**£175,000**

Steven  
*Smith*



Situated in a highly convenient location just a stone's throw from Clevedon town centre, this first floor apartment is offered for sale with the benefit of no onward chain. Ideal as a first purchase or possible rental investment, the accommodation would now benefit from some updating but boasts a bright and airy feel throughout with a well proportioned bay fronted lounge/dining room, fitted kitchen, two bedrooms and modern shower room. From this position, you are within immediate reach of the shops and cafes in Queens Square, excellent transport links and Clevedon's iconic Curzon Cinema.

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

Communal entry door opens to communal hall with stairs to first floor and giving access to the front door of 7c. Front door opens to:

#### **Hallway**

Access to loft space.

#### **Lounge/Diner 14'6" x 11'11" max 9'0" min**

Measurements exclude the bay window looking out onto Kenn Road. Feature fireplace. Opening to:

#### **Kitchen 8' 11" x 5' 10" (2.72m x 1.78m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink. Plumbing for slimline dishwasher, space for

undercounter fridge. Access to the Worcester gas fired combination boiler. Spotlights, extractor fan.

**Bedroom 1 8' 11" x 7' 1" (2.72m x 2.16m)**  
Window to side.

**Bedroom 2 10' 3" x 5' 9" (3.12m x 1.75m)**  
With two windows.

#### **Shower Room**

Three piece suite of WC, washhand basin, shower cubicle with mains shower, partially tiled walls, spotlights, chrome ladder radiator.

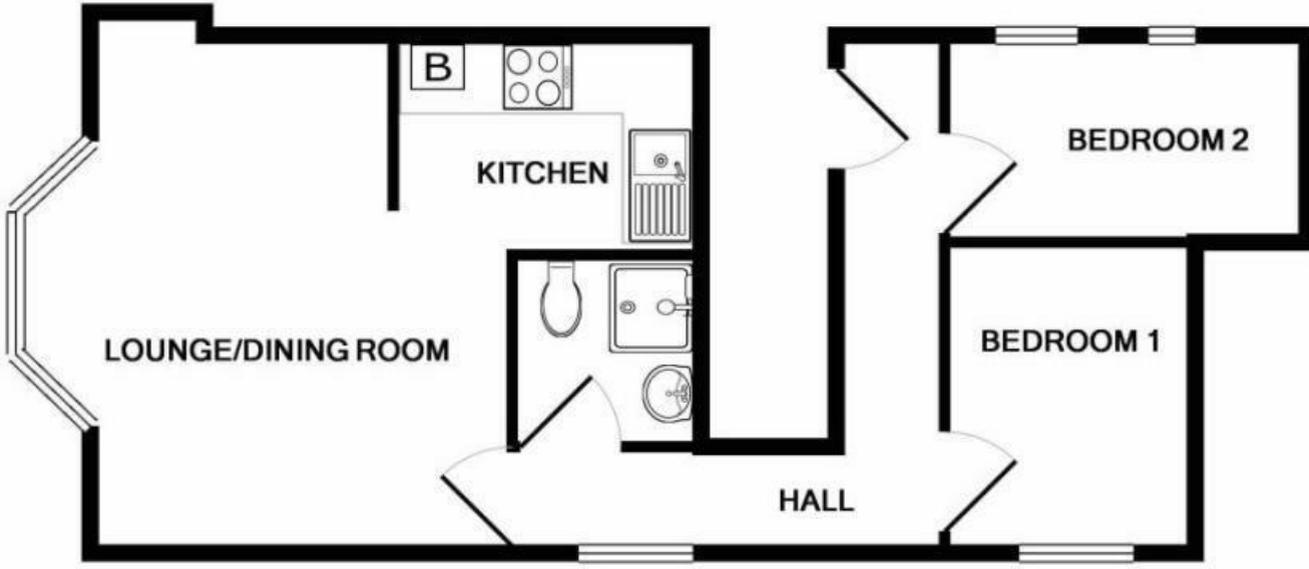
#### **OUTSIDE**

From Kenn Road a block paved pathway leads to a set of wrought iron gates which then lead to the communal front door for 7c Kenn Road.

#### **Lease Details**

Originally 999 years from 1 January 2009





TOTAL APPROX. FLOOR AREA 41.4 SQ.M. (446 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Flat



Leasehold



2



1



A



1

**EPC**

D



Gas Central Heating





**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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