



14 Victoria Road, Clevedon, BS21 7SH  
**£449,950**

Steven  
*Smith*



Situated within the well maintained grounds of Oaklands, this deceptively spacious terraced house offers great potential to create a stylish and aspirational home. Although now in need of updating throughout, the property provides a flexible, well proportioned layout particularly well suited to those with families and those looking to redesign an interior to suit their own needs and lifestyle. The ground floor accommodation offers a spacious lounge to the rear, full length kitchen/dining room, study and useful downstairs cloakroom/utility. To the first floor, there are four bedrooms together with a generous family bathroom and an en suite shower to the master bedroom. The rear garden is laid to lawn and patio and there is both a garage and allocated parking for Number 14 within the grounds. Oaklands sits proudly on Clevedon Sea Front within beautiful gardens overlooking The Bristol Channel. From this position, there is easy access to the shopping and dining facilities on Hill Road as well as picturesque coastal walks. Sold with no onward chain, this is quite simply an opportunity not to be missed!

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

#### **Entrance**

Wooden entrance door to:

#### **Entrance Hall**

Parquet flooring, stairs rising to first floor and under stairs storage, access to:

#### **Study 10' 0" x 7' 7" (3.05m x 2.31m)**

Window to front, parquet flooring.

#### **Cloakroom/Utility 7' 9" x 6' 5" (2.36m x 1.95m)**

Parquet flooring. With wc and wash hand basin. Plumbing for washing machine and ample storage. Extractor fan.

#### **Kitchen/Dining Room 20' 11" x 9' 4" (6.37m x 2.84m)**

#### **Dining Area**

Window to front, parquet flooring, two radiators, fitted storage and display unit, leading through to:

#### **Kitchen Area**

Fitted with wooden fronted wall and base units with work surfaces over and tiled splash backs, one and a half bowl stainless steel sink unit with swan neck mixer tap, gas hob with extractor over, two integrated electric ovens and plumbing for dishwasher. Parquet flooring and door leading to lean to with further access to rear.

#### **Sitting Room 18' 6" x 11' 3" (5.63m x 3.43m)**

Window to rear overlooking garden and sliding doors to lean to. Two radiators and electric fire set in wooden surround.

#### **First Floor**

An open tread staircase leads to:

#### **Landing**

With small window to front and doors to:

#### **Master Bedroom 13' 10" x 11' 3" (4.21m x 3.43m)**

Window to rear, fitted wardrobes, radiator, further integrated storage, sliding door to:

#### **En Suite**

Wash basin set in vanity unit, half size bath with electric shower over, extractor fan.

#### **Bedroom Two 12' 1" x 9' 5" (3.68m x 2.87m)**

Window to front, fitted wardrobes, radiator.

#### **Bedroom Three 9' 4" x 8' 7" (2.84m x 2.61m)**

Window to rear, fitted shelving, radiator.

#### **Bedroom Four 10' 1" x 7' 7" (3.07m x 2.31m)**

Window to side, fitted wardrobe and dressing table, radiator.

#### **Bathroom**

Suite comprising panelled bath with hand held shower attachment, wash hand basin, wc, fitted mirror with light over and shaver point, partially tiled walls, extractor fan, radiator, sky light.

### Outside

Property sits in the well maintained grounds of Oaklands which directly overlooks the sea front from the front communal lawns. Pathway leads to the front door with small area of lawn to front.

### Rear Garden

Mainly laid to lawn with two patio areas and mature borders. Bound by fencing with gate leading to rear path and small timber shed.

### Garage and Parking

Situated in a block within the grounds. Additional allocated parking.

### Lease Details:

Originally 999 years from 12.12.1975

**Management Charge:** £366 payable twice a year in May and November.

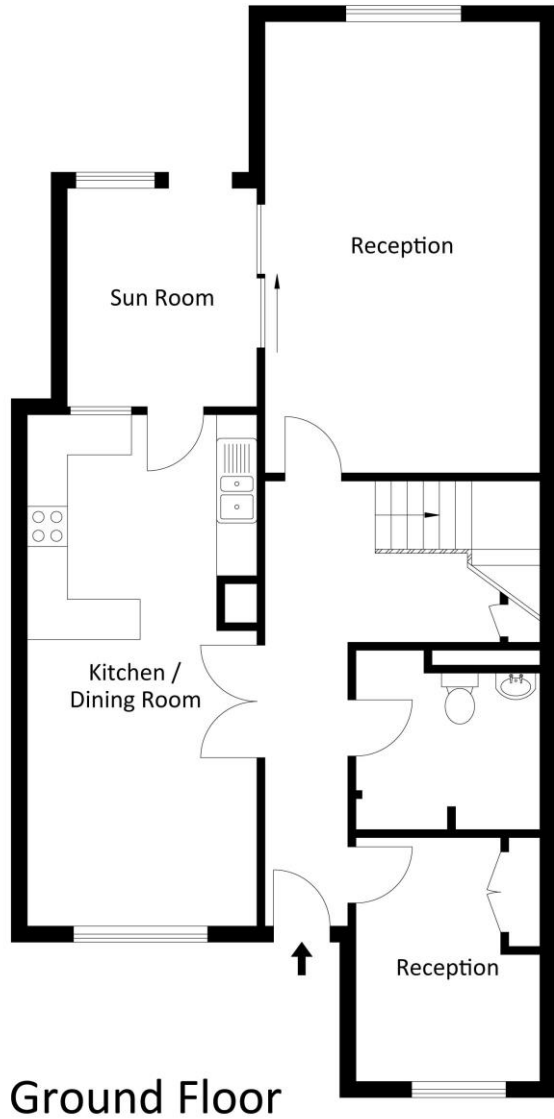
**Ground Rent:** TBC

(The information relating to the Lease and Management Company has been provided by our clients but we advise this information is re-checked at the time of purchase).





**14 Victoria Road, Clevedon**  
 Approx. Area 737.80 Sq.Ft - 68.50 Sq.M

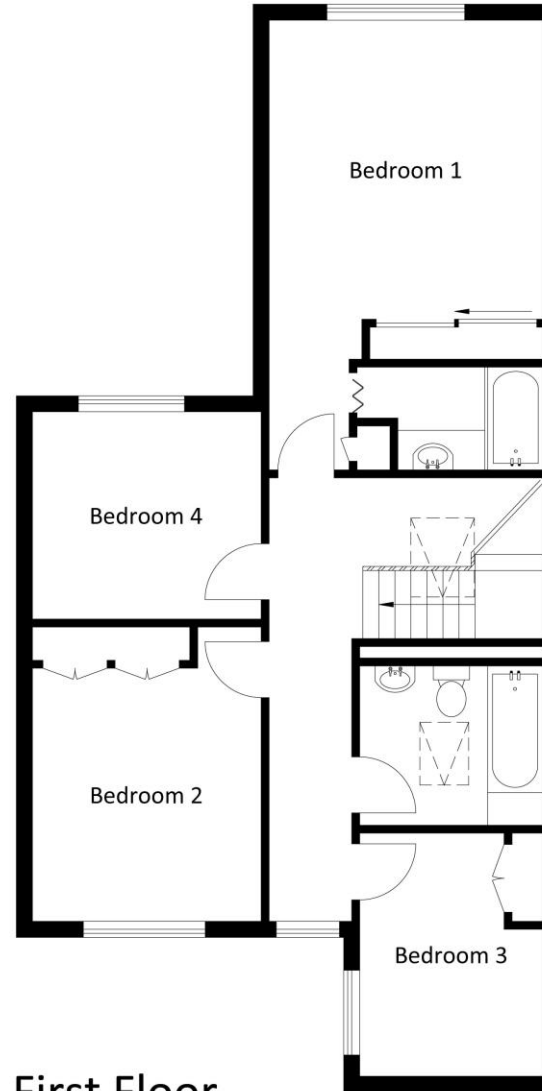


**Ground Floor**

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.

**14 Victoria Road, Clevedon**  
 Approx. Area 663.10 Sq.Ft - 61.60 Sq.M



**First Floor**

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**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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