



N FLOWER SHOW  
st Bank Holiday  
rday & Sunday  
Salthouse Field

139

141 Old Church Road, Clevedon, BS21 7UB  
**£259,950**

Steven  
*Smith*



Situated in a fabulous West End location, this detached cottage is perfect as a first purchase, downsize or as a potential investment property. Although now in need of some refurbishment throughout, the accommodation is bright and airy and, once updated, will undoubtedly make a welcoming home for those searching for that perfect coastal retreat. The ground floor comprises spacious entrance/dining hall, fitted kitchen and a cosy sitting room. A feature staircase leads to the first floor landing which boasts a delightful view over the neighbouring allotments and leads to the two bedrooms and bathroom. Outside, the property enjoys a courtyard garden to the front providing a lovely spot to sit in those warmer months and a small off street parking area to the side. From this convenient position, Clevedon's glorious sea front is just a stone's throw away and there is level access to the town centre and other useful shops and amenities. Sold with no onward chain, early interest is expected.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Dining Hall 9' 0" x 7' 9" (2.74m x 2.36m)**

With wood effect laminate flooring.

#### **Kitchen 9' 10" x 7' 8" (2.99m x 2.34m)**

Fitted with a range of cream fronted shaker style wall and base kitchen units with beechwood working surfaces and

incorporating integrated oven and hob, Belfast sink, microwave, glass fronted display cabinet, plumbing for washing machine, ceramic tiled floor.

#### **Sitting Room 14' 10" x 9' 10" (4.52m x 2.99m)**

Measurements include staircase to first floor. Two windows.

#### **FIRST FLOOR**

**Landing.** Window overlooking the neighbouring allotments. Airing cupboard with hot water cylinder.

#### **Bedroom 1 11' 8" x 9' 10" (3.55m x 2.99m)**

With built in wardrobe, access to roof space, two windows.

#### **Bedroom 2 8' 3" x 7' 8" (2.51m x 2.34m)**

Access to the roof space, window.

#### **Bathroom**

White suite comprising bath with shower over, washbasin and WC, tiled floor, shaver light and socket, window.

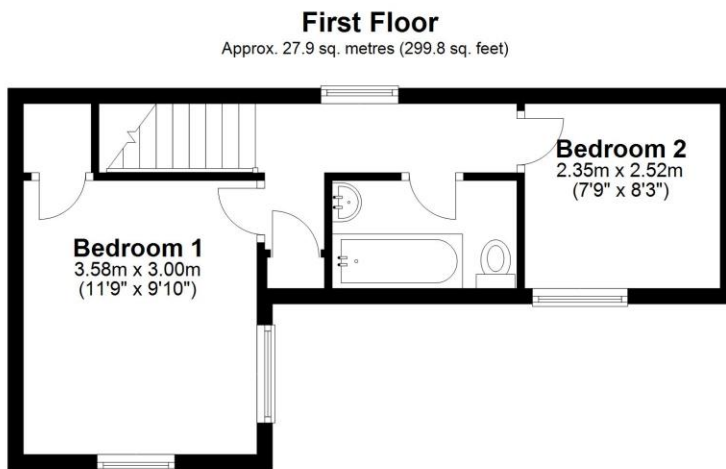
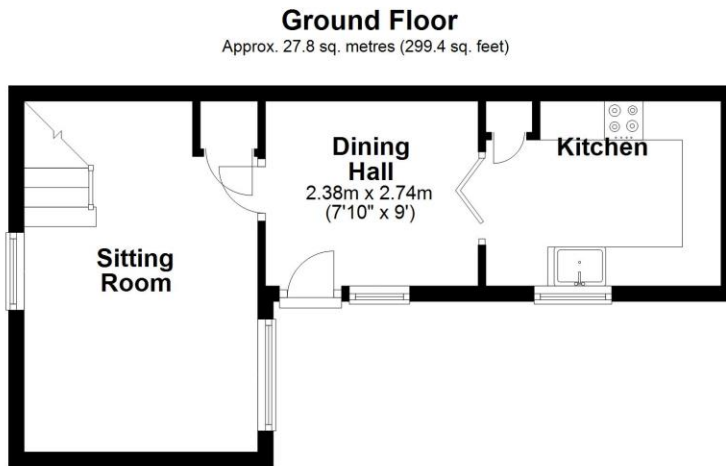
#### **OUTSIDE**

Off Old Church Road there is a patio area which leads to the front door. To the left of the property there is parking for 1 small car. NB. There is no garden to the rear of the property.

#### **Health and 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.





Total area: approx. 55.7 sq. metres (599.2 sq. feet)

This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.  
Plan produced using PlanUp.



Detached House



Freehold



2



Patio Area



1



C



1

**EPC**

E



Gas Central Heating



Parking for 1 small car





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#### 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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