



6 Beach Avenue, Clevedon, BS21 7XX  
**£420,000**

Steven  
*Smith*



This beautifully presented family home is situated in a desirable location close to Clevedon Sea Front and is certain to be a popular choice! Offering immaculate accommodation which has been meticulously updated by the current owners, it includes such features as a contemporary kitchen, boutique style bathroom and owned solar panels for greater energy efficiency. To the ground floor, there is a welcoming sitting room with wood burning stove and an open plan living area encompassing stylish kitchen and spacious seating and dining areas leading to the rear garden. This fantastic space will undoubtedly be the heart of the home, perfect for family gatherings and entertaining friends. This level is completed by a useful downstairs cloakroom. To the first floor, there are three well proportioned bedrooms and the aforementioned bathroom with white suite. Throughout, the property is filled with natural light and enjoys pleasing neutral decoration. To the rear, the gardens have been lovingly cared for and offer the perfect outdoor retreat! With areas of lawn and patio framed by colourful borders, this is the ideal spot in which to relax in the warmer months. For the green fingered, there are also some raised vegetable beds together with a shed and greenhouse in which to potter. Beach Avenue sits midway between the town centre and sea front, providing easy level

access to the host of attractions and amenities which Clevedon enjoys. Sold with no onward chain, early interest is expected.

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

#### **GROUND FLOOR**

Front door opens to impressive porch with high vaulted ceiling and velux skylight, tiled floor.

#### **Cloakroom**

White suite of WC, washhand basin with storage below, tiled floor, obscure window, spotlights, extractor fan.

#### **Hallway**

Stairs to first floor, concealed under storage cupboard, window to front, spotlights, engineered oak floor.

The porch immediately opens to:

#### **Sitting Room 13' 1" x 11' 6" (3.98m x 3.50m)**

A stunning woodburning stove set into a modern fireplace with granite hearth takes centre stage. Spotlights, engineered oak floor, window looking out onto Beach Avenue.

#### **Open Plan Living 23'4" max 19'2" min x 18'5"**

An impressive space with french doors opening to the south facing rear garden.

#### **Dining and Seating Areas**

With an engineered oak floor, picture window overlooking the rear garden, further spotlights, breakfast bar.

#### **Kitchen Area**

With a comprehensive range of high gloss fronted wall and base units with granite working surfaces incorporating a sink with mixer tap. Gas and electric cooker points with contemporary extractor hood, space for fridge/freezer. Integrated appliances to include dishwasher and washer/dryer, spotlights. Tiled floor.

#### **FIRST FLOOR**

**Landing.** Access to loft space.

#### **Bedroom 1 13'4" max 11'0" min x 11'6"**

Measurements include a built in wardrobe. Window looking out onto Beach Avenue.

#### **Bedroom 2 11' 3" x 11' 2" (3.43m x 3.40m)**

Measurements include built in wardrobes. Window overlooking the rear garden.

#### **Bedroom 3 8' 4" x 8' 0" (2.54m x 2.44m)**

Currently being used as a home office. Window overlooking the rear garden.

## Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin with drawer storage below, bath with electric Triton shower and glass shower screen door, fully tiled walls, tiled floor, chrome ladder radiator, obscure window, spotlights.

## OUTSIDE

From Beach Avenue a pillared pedestrian entrance gives access to the front door of 6 Beach Avenue. The front garden is laid to brick paving ideal for pots etc. There is also an EV charge point.

## The Rear Garden

The current owners have certainly enjoyed their rear garden. Immediately outside of the french doors from the open plan living area is a patio. This then steps down to an impressive level lawn with a fine array of established shrubs, perennials and fruit trees to borders. There is also a garden shed and greenhouse and two raised vegetable plots. The garden is bound by predominantly concrete pillared panelled fencing and enjoys a good amount of summer sun. At the rear of the garden looking back at the house you can see solar panels that are owned by the property.



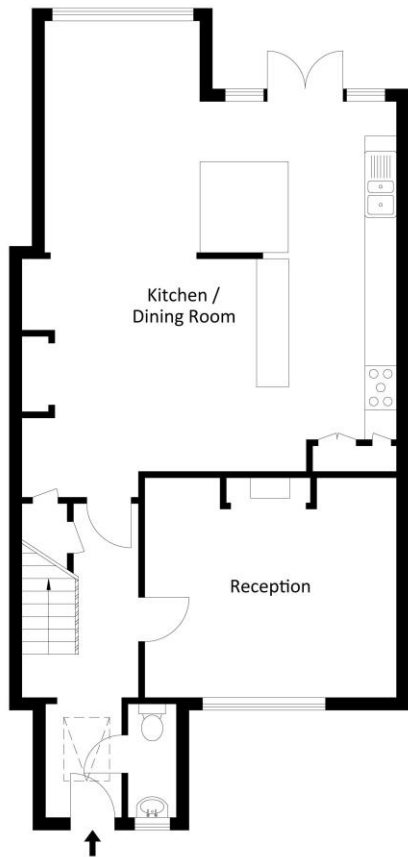






6 Beach Avenue, Clevedon

Approx. Area 664.0 Sq.Ft - 61.70 Sq.M



Ground Floor

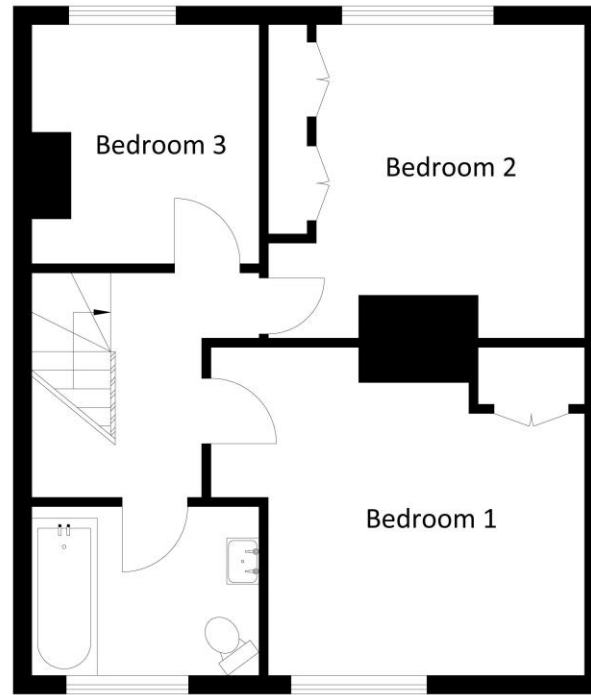
For illustrative purposes only. Not to scale.

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.



6 Beach Avenue, Clevedon

Approx. Area 447.70 Sq.Ft - 41.60 Sq.M



First 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.



Terrace House



Freehold



3



Garden



1



C



2

**EPC**

B



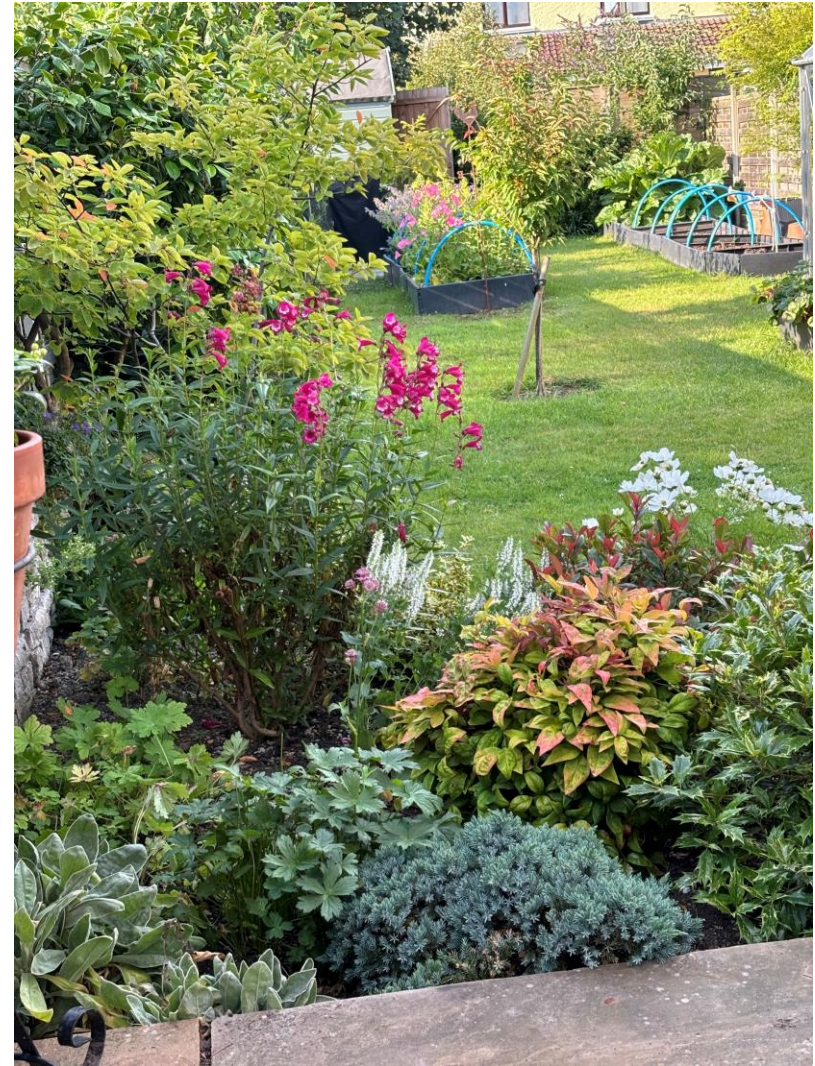
Gas Central Heating



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)

E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: [@stevensmithhomes](https://www.facebook.com/stevensmithhomes)

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

