



50 Coleridge Vale Road North, Clevedon, BS21 6PN

**£350,000**

Steven  
*Smith*



This is a very rare opportunity to purchase a three bedroom semi detached house which is located in a cul de sac with views over Penny Fields. The house sits in an excellent plot with a block paved driveway and garage to the front. Inside the accommodation is spacious and bright, but would benefit from cosmetic improvements. The property is offered for sale with no onward chain

**Accommodation (all measurements are approximate)**

**Entrance**

Front door opens to:

**Entrance Porch**

With door opening to:

**Cloakroom**

WC, wash hand basin, tiled floor, obscure window.

**Entrance Hall**

With stairs rising to first floor.

**Sitting Room 16' 11" x 12' 5" (5.15m x 3.78m)**

A front to back room with window overlooking the drive and second window overlooking the rear garden. Wood effect floor.

**Kitchen/Dining Room**

**Kitchen Area 13' 3" x 9' 9" (4.04m x 2.97m)**

Fitted with a range of wall and base units with work surfaces over, electric cooker point with contemporary extractor hood over, plumbing for washing machine, space for fridge/freezer, sink with mixer tap, tiled splash backs, window to rear garden. Useful pantry, under stairs cupboard, window into conservatory and wood effect floor. Flows into:

**Dining Area 7' 1" x 6' 8" (2.16m x 2.03m)**

Window and French doors to conservatory. Access to Vaillant gas fired combination boiler.

**Conservatory 13' 7" x 9' 4" (4.14m x 2.84m)**

Of double glazed construction. With sliding door and two windows.

**First Floor**

**Landing**

With access to loft space.

**Bedroom 1 11' 2" x 10' 3" (3.40m x 3.12m)**

Measurements include a cupboard and exclude over stairs area ideal for free standing wardrobe. Window provides a pleasant outlook over Penny Fields.

**Bedroom 2 12' 5" x 9' 10" (3.78m x 2.99m)**

Measurements exclude an over stairs cupboard. Window provides the same pleasant outlook over neighboring playing fields,

**Bedroom 3 9' 6" x 6' 11" (2.89m x 2.11m)**

Measurements exclude a built in cupboard. Window overlooking rear garden.

**Bathroom**

Suite of wash hand basin, bath with electric Triton shower over, tiled walls and floor, chrome ladder radiator. Obscure window.

**Separate WC**

With white wc. Obscure window. Tiled floor.

**Outside**

From Coleridge Vale Road North, a private drive leads to a five bar gate which opens to:

**The Front**

The front has been block paved providing ample parking with an area of stone shingle and a step giving access to the front door. There is also access to a detached garage. The block paving continues around the side of the property passing the conservatory, giving access to:

**Rear Garden**

Laid to two areas of level lawn with a patio in front of the house and a second patio at the rear of the garden. Bound predominantly by closed feather board fencing.

**Garage 16' 8" x 8' 11" (5.08m x 2.72m)**

With up and over door.





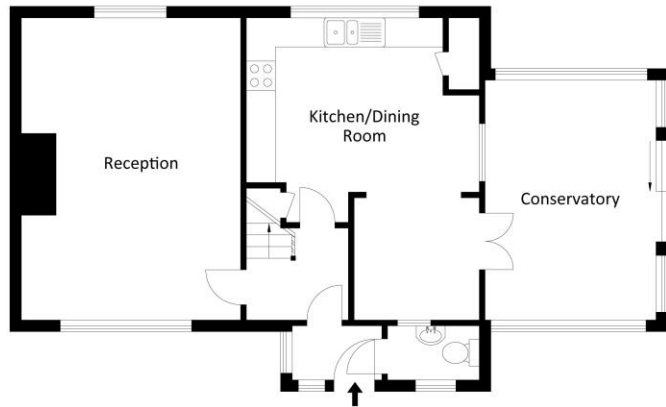






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Approx. Area 603.96 Sq.Ft - 56.10 Sq.M



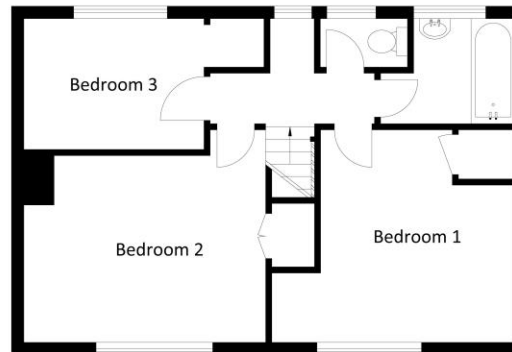
**Ground Floor**

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.

**50 Coleridge Vale Road North, Clevedon**

Approx. Area 440.24 Sq.Ft - 40.90 Sq.M



**First Floor**

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Semi Detached House



Freehold



3



Enclosed Gardens



1



B



2



C



Gas Central Heating



Ample Parking & Garage





**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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