



157 Kenn Road, Clevedon, BS21 6LN

£375,000

Steven
Smith



Situated in the sought after coastal town of Clevedon, this four bedroom semi detached house presents an exciting opportunity for those looking to create their dream home. In need of modernisation, the property offers generous living space and potential to enhance its value. The ground floor features three reception rooms, a study, kitchen diner, bedroom four and a shower room. Upstairs, there are three bedrooms and a family bathroom. Externally, the property boasts a private rear garden, perfect for landscaping to your taste, as well as off street parking. Located within easy reach of Clevedon's charming town centre, excellent schools, and transport links, this home is ideal for families and investors alike. With scope for improvement throughout, this is a fantastic opportunity to create a stylish and contemporary living space in a desirable area. Viewings are highly recommended to appreciate the potential this property has to offer.

Accommodation (all measurements are approximate)

Entrance

Front door opens to:

Porch

With two obscure windows.

Hallway

Exposed floorboards, stairs to first floor, understairs cupboard.

Sitting Room 14' 10" into bay x 11' 6" (4.52m x 3.50m)

Bay window to front, feature fireplace, picture rail.

Kitchen/Breakfast Room 17' 6" x 11' 8" maximum 8'8" minimum (5.33m x 3.55m)

Fitted with a matching range of wall and base units with working surfaces, stainless steel sink, electric oven with four ring gas hob and extractor hood, tiled splashbacks, plumbing for dishwasher and washing machine, tiled floor, window and door to rear garden. Access to the Valiant boiler.

Dining Room 13' 2" x 11' 6" (4.01m x 3.50m)

Window to rear, exposed floorboards, fireplace, picture rail. From the kitchen and porch there is access to:

Home Office 12' 7" x 5' 11" (3.83m x 1.80m)

With skylight and obscure window.

From the kitchen, a door opens to:

Bedroom 4 14' 6" maximum 10'11" minimum x 7' 4" (4.42m x 2.23m)

Window overlooking rear garden.

Shower Room

Three piece suite of wash hand basin, wc, shower cubicle with electric Mira shower, partially tiled walls, tiled floor, extractor fan.

Snug Room 8' 8" x 8' 0" (2.64m x 2.44m)

Measurements exclude bay window to front,

First Floor

Landing

With access to:

Bedroom 1 15' 4" x 11' 6" (4.67m x 3.50m)

Bay window to front, exposed floorboards, picture rail, 1930's bedroom fireplace.

Bedroom 2 13' 2" x 11' 6" (4.01m x 3.50m)

Measurements include built in wardrobe. Window overlooking rear garden. Access to loft space.

Bedroom 3 8' 8" x 8' 1" (2.64m x 2.46m)

N.B. Measurements are floor space due to restricted head height and pitch of the roof. Window to rear.

Bathroom

Three piece suite of w.c, wash hand basin and bath. Partially tiled walls, obscure window.

Outside

From Kenn road, a driveway provides off road parking. The front garden is now in need of a little TLC. Access to the front door.

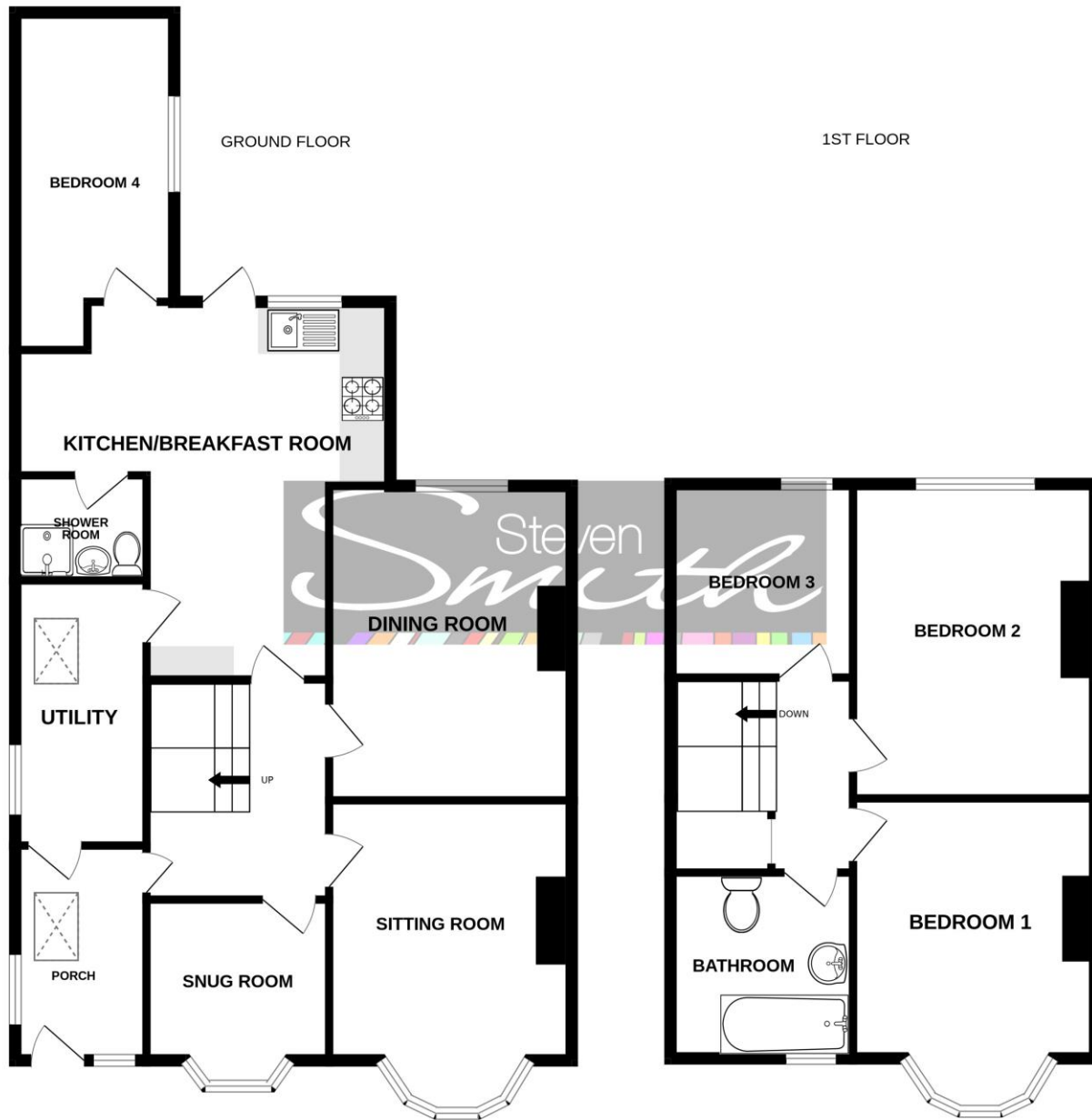
Rear Garden

The rear garden has the advantage of being South Westerly facing. Laid to lawn with hardstanding area. Predominantly bound by panel fencing. Outside water tap.









Semi Detached



Freehold



4



Outside Space



2



C



3

EPC

D



Gas Central Heating



Parking

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Health & Safety Statement

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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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