



8 St Michaels Avenue, Clevedon, BS21 6LL  
**£399,950**

Steven  
*Smith*



Situated in the heart of Clevedon, this immaculate 1930s semi detached house seamlessly blends timeless charm with modern living. Lovingly maintained, the property boasts a wealth of character features, including bay windows and period detailing, alongside contemporary upgrades that cater to today's lifestyle. The heart of the home is the impressive kitchen diner, designed to be both functional and a social hub. Bathed in natural light, this space is perfect for entertaining, with sleek cabinetry, integrated appliances, and ample room for dining. Bi-folding doors open onto a landscaped garden, offering a seamless indoor outdoor flow. The property features a spacious living room with a feature fireplace, a formal dining which is currently used as a fourth bedroom, a study and an immaculate shower room. Upstairs there are three bedrooms and a well appointed family bathroom. Additional highlights include off street parking, a private garden with a decking area, and a convenient location close to Clevedon's amenities, schools and transport links. A perfect family home combining the elegance of the 1930's with the conveniences of modern living. For sale with no onward chain

**Accommodation (all measurements approximate)**

**GROUND FLOOR**

Front door opens to:

**Impressive Hallway**

A lovely space with tiled effect floor, stairs to first floor, understairs cupboard.

**Sitting Room 14' 5" into bay x 12' 3" (4.39m into bay x 3.73m)**

A bay style window looks out onto St Michaels Avenue, gas coal effect fire takes centre stage, bookshelving, picture rail.

**Sitting Room/Playroom/Bedroom 4 11' 7" x 10' 4" (3.53m x 3.15m)**

Currently being used as a fourth bedroom, wood effect floor, picture rail, french doors the rear garden.

**Kitchen/Diner 16' 4" x 14' 10" (4.97m x 4.52m)**

A light and airy room with a range of high gloss fronted wall and base units with butchers block work surface, circular stainless steel sink, two electric ovens with a five ring gas hob and contemporary extractor hood. Space for fridge/freezer, plumbing for washing machine, integrated dishwasher, access to the Worcester gas fired combination boiler, two skylights and bi-folding doors opening to the rear garden. Wood effect floor, spotlights, breakfast bar.

**Study 10' 5" x 5' 1" (3.17m x 1.55m)**

Window looking out onto the front drive. Door opens to:

**Shower Room**

Beautifully fitted with a three piece white suite of WC, washhand basin, corner shower cubicle with mains shower, partially tiled walls, tiled floor, chrome ladder radiator, extractor fan.

**FIRST FLOOR**

**Landing.** Leading to the following accommodation.

**Bedroom 1 14' 10" x 11' 5" (4.52m x 3.48m)**

A bay style window looks out onto St Michaels Avenue, picture rail.

**Bedroom 2 11' 7" x 11' 5" (3.53m x 3.48m)**

Window overlooking the rear garden, picture rail.

**Bedroom 3 8' 3" x 7' 9" (2.51m x 2.36m)**

NB. Measurements are floor space due to the pitch of the roof. Window to rear.

**Bathroom**

Three piece white suite of WC, washhand basin, bath with hand held shower attachment, partially tiled walls, tiled floor, obscure window.

**OUTSIDE**

From St Michaels Avenue a driveway provides off road parking, there is an area of slate shingle and access to the front door. There is also access to a water softener.

## Rear Garden

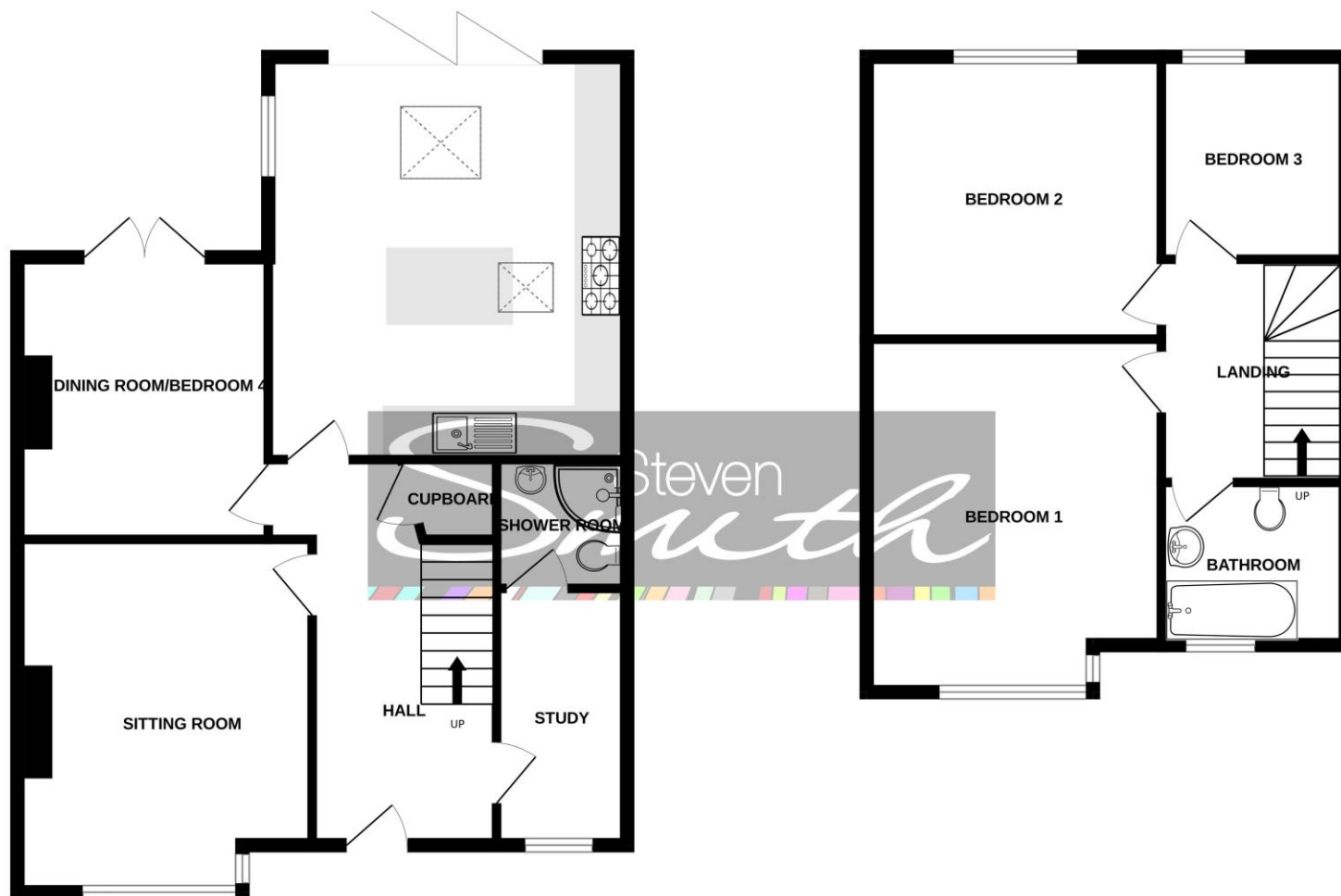
Immediately outside of the bi-fold doors of a raised composite deck, two steps down to a level lawn with established shrubs and small trees to borders and has the added advantage of being predominantly south facing. Two garden sheds.





GROUND FLOOR

1ST FLOOR



Semi Detached House



Freehold



3



Garden



2



D



3

**EPC**

C



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 of efficiency can be given.  
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#### Please Note

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