



12 Southern Way, Clevedon, BS21 7UL
£525,000

Steven
Smith

This beautifully presented and thoughtfully extended semi detached home in the desirable town of Clevedon offers an abundance of space and flexibility, perfect for families or those looking for a dual occupation property. Inside there are three generously sized bedrooms upstairs and two additional bedrooms downstairs, ideal for larger families, guests or home office space. A well proportioned lounge with ample natural light, creates a warm and inviting atmosphere with its open fireplace. whilst a stylish, open plan kitchen with integrated appliances allows plenty of space for family dining or entertaining. The two downstairs bedrooms can also be used as a study, playroom, or extra reception room. There is a well appointed family bathroom upstairs and a convenient shower room on the ground floor. To the rear, a delightful outdoor space combining areas of lawn and decking, offers the perfect backdrop for entertaining or relaxing. An additional garden room offers numerous possibilities and could be the perfect haven for hobbyists, home workers or those seeking further leisure space. Conveniently, there is a driveway providing ample parking for multiple vehicles. Situated in a sought after area of Clevedon, there is easy level access to local amenities, schools and Clevedon's glorious sea front. This fantastic home combines modern living with practicality, making it a must see for buyers looking for extra space in a prime location.

The external rendering of this property is due to be done before the sale completes. Contact us today to arrange a viewing!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Stairs to first floor, understairs cupboard, wood floor.

Sitting Room 13' 4" x 12' 11" (4.06m x 3.93m)

A lovely room with a window looking out to front, open fireplace, wood floor flows through into:

Kitchen/Diner 19' 0" x 10' 7" (5.79m x 3.22m)

Beautifully fitted with a range of high gloss fronted wall and base units with butchers block work surfaces, ceramic sink with mixer tap, plumbing for washing machine, space for fridge/freezer, wine rack. Electric oven with four ring gas hob with contemporary extractor hood. Metro tiled splashbacks, window overlooking the rear garden, breakfast bar, door to hallway, built in cupboard. Wood effect floor in the kitchen flows through into the wood floor in the dining area with french doors opening to the rear garden. From the kitchen a door opens to a:

Inner Hall

Leading to:

Home Office/Bedroom 5 10'1" max 6'8" min x 8'10"

Window to side.

Shower Room

Beautifully fitted with a three piece white suite of WC, washhand basin, king size shower cubicle, mains shower, partially tiled walls, obscure window, tiled floor.

From the hallway a door opens to:

Bedroom 4 8' 10" x 8' 7" (2.69m x 2.61m)

Window looking out to front.

FIRST FLOOR

Landing. Window to side, access to loft space which houses the Vaillant gas fired combination boiler. Cupboard for bed linen etc.

Bedroom 1 13' 0" x 10' 9" (3.96m x 3.27m)

Measurements include mirror fronted wardrobes. Window overlooking the rear garden.

Bedroom 2 11' 1" x 11' 1" (3.38m x 3.38m)

Window looking out to front.

Measurements include a built in wardrobe.

Bedroom 3 7' 11" x 7' 9" (2.41m x 2.36m)

Measurements exclude an overairs cupboard. Dual aspect room with window to side and window to front.

Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, bath with mains shower and glass shower screen door. Partially tiled walls, wood effect floor, obscure window, extractor fan.

OUTSIDE

From Southern Way a stone shingle driveway provides off road parking for two cars. The front gardens have been well landscaped with a small area of lawn and edged in pavers and immediately outside of the front of the house is a raised flower bed. There is an electric charge point for cars and a lockable side gate.

The Rear Garden

Number 12 certainly has an impressive rear garden and immediately outside of the property is a spacious decking area ideal for bbqs etc, this then opens to a level lawn and the garden is bound by panelled fencing. Outside water tap, access to a garden shed:

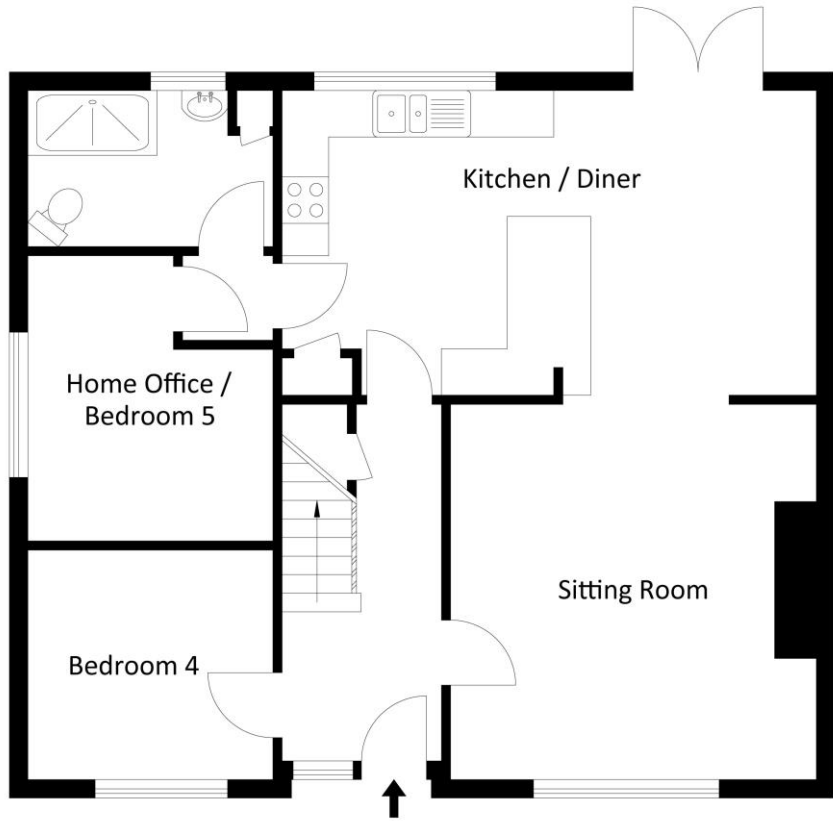
Home Office/Play Room 12' 7" x 7' 7" (3.83m x 2.31m)

With sliding patio doors, wood floor.





12 Southern Way, Clevedon
Approx. Area 672.6 Sq.Ft - 62.5 Sq.M

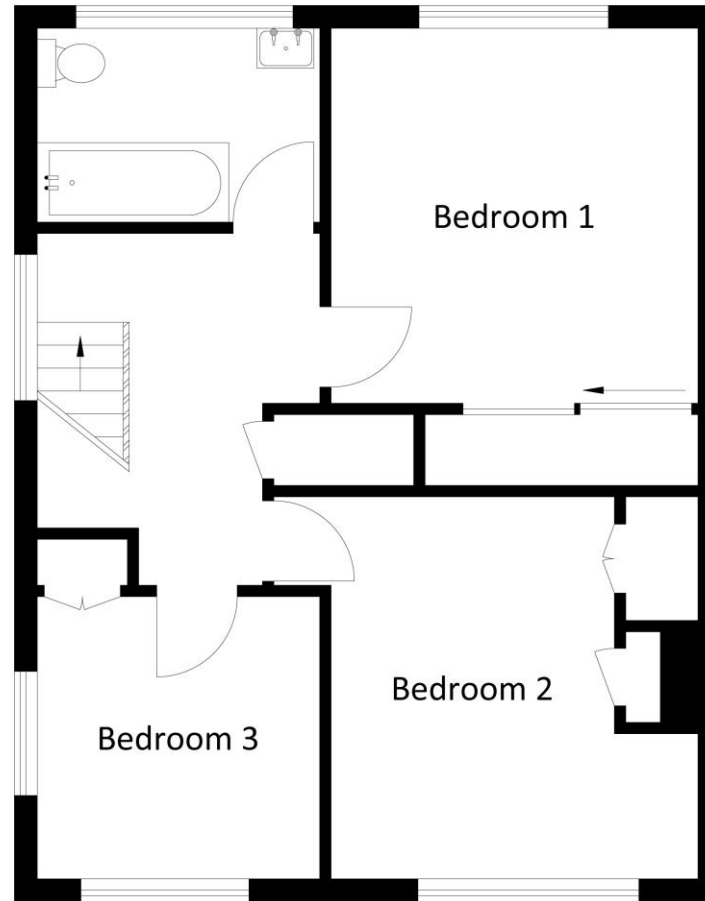


Ground Floor

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.

12 Southern Way, Clevedon
Approx. Area 444.5 Sq.Ft - 41.3 Sq.M



First Floor

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 Semi Detached House

 Freehold

 5

 Garden

 2

 C

 2

EPC D

 Gas Central Heating

 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.

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