



35 Dawes Close, Clevedon, BS21 5HA
£279,950

Steven
Smith



Situated in a great position close to amenities and pretty riverbank walks, this spacious modern property will make an ideal first time or investment purchase. Offering light and airy two bedroom accommodation, the property is well presented throughout yet still offers scope to add some more contemporary touches. Comprising welcoming sitting room, separate dining room and modern kitchen to the ground floor with the well proportioned bedrooms and modern bathroom to the first floor, there is ample space to enjoy. Outside, the property benefits from off street parking and a garage, ideal for those additional storage needs whilst to the rear, there is a good size garden with both lawn and patio. Offered for sale with the benefit of no onward chain, early interest is expected.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

With cupboard for shoes and coats.

Sitting Room 12' 9" x 12' 6" (3.88m x 3.81m)

Measurements include stairs to first floor. Window and door to rear garden, archway opening to:

Dining Room 8' 8" x 7' 11" (2.64m x 2.41m)
Window to rear.

Kitchen 8' 2" x 7' 4" (2.49m x 2.23m)

Fitted with a range of wall and base units with stainless steel sink, washing machine, integrated undercounter fridge and freezer, gas and electric cooker points with concealed extractor hood, tiled splashbacks, tiled effect floor, window to front.

FIRST FLOOR

Landing. Access to loft space and a cupboard for bed linen etc.

Bedroom 1 9' 2" x 9' 1" (2.79m x 2.77m)

Measurements exclude an overstairs cupboard and a built in wardrobe. Window to rear.

Bedroom 2 10' 4" x 6' 0" (3.15m x 1.83m)

Measurements include bedroom furniture. Window to front.

Bathroom

Three piece suite of WC, washhand basin, bath with electric shower, fully tiled walls, chrome ladder radiator, obscure window, spotlights.

OUTSIDE

From Dawes Close a block paved driveway provides off road parking and leads to the former garage with up and

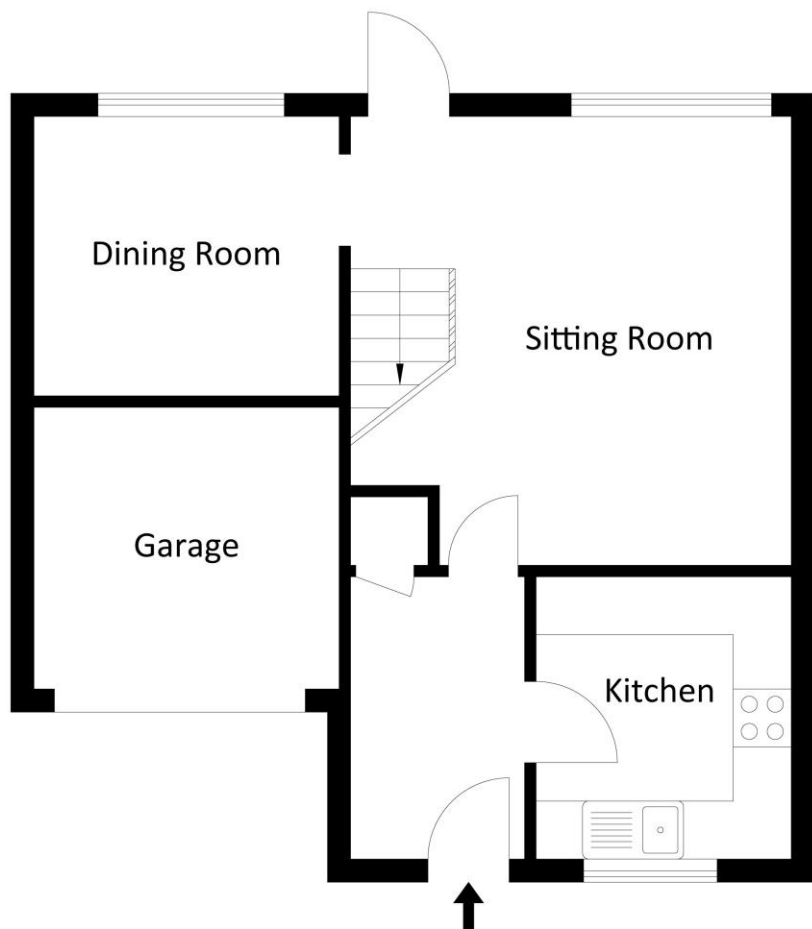
over door which is now perfect for push bikes etc. The front garden is laid to artificial lawn and there is then access to the front door. A lockable gate to the side of the garage gives access to:

The Rear Garden

The rear garden is a generous size for a two bedroom house and there is a patio, an area of level lawn and bound by predominantly panelled fencing.



35 Dawes Close, Clevedon
 Approx. Area 407.30 Sq.Ft - 37.80 Sq.M
 (Total area includes garage)

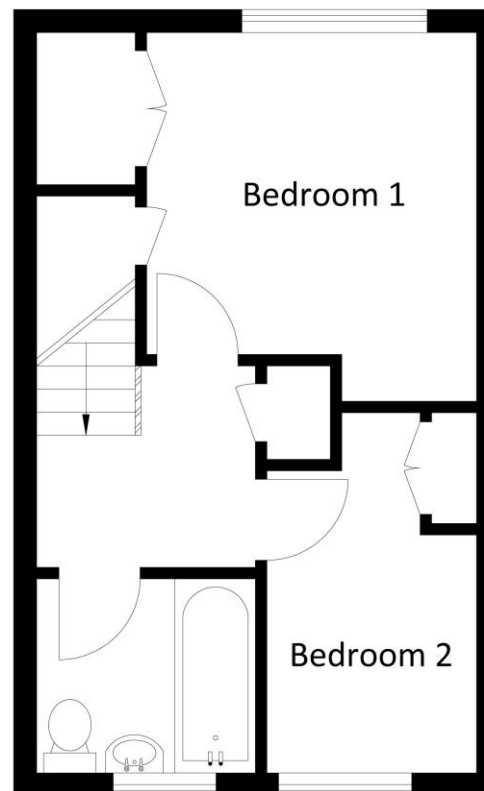


Ground Floor

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.

35 Dawes Close, Clevedon
 Approx. Area 262.20 Sq.Ft - 24.40 Sq.M



First Floor

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 End of Terrace House

 Freehold

 2

 Garden

 1

 B

 2

EPC C

 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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