



49 Halswell Road, Clevedon, BS21 6LE  
**£389,950**

Steven  
*Smith*





This charming three bedroom semi detached house, built in the 1960s, is situated in the desirable coastal town of Clevedon and is offered for sale with no chain. Offering a blend of character and modern convenience, the property features spacious living areas, well proportioned bedrooms, and generous front and rear gardens perfect for families or entertaining. The bright and airy interior benefits from large windows, creating a welcoming atmosphere throughout.

There is plenty of scope to extend subject to planning. Located in a sought after residential area, the home is within easy reach of local amenities, schools, and transport links, making it an excellent choice for those seeking comfort and convenience in a thriving community.

### **Accommodation (all measurements approximate)**

#### **GROUND FLOOR**

Front door opens to:

#### **Hallway**

Stairs to first floor, understairs area for coats and shoes, window to side.

#### **Sitting Room 13'8" max 12'1" min x 12'5"**

Feature fireplace with an electric coal effect fire, window overlooking the impressive front garden.

#### **Kitchen 10' 9" x 7' 8" (3.27m x 2.34m)**

Measurements include a built in cupboard. Fitted with a range of wall and base units with working surfaces, stainless steel sink, tiled splashbacks, tiled effect floor, electric cooker point with concealed extractor hood, plumbing for washing machine, space for fridge/freezer, door to side, window overlooking the rear garden. Door opens to:

#### **Dining Room 10' 10" x 9' 1" (3.30m x 2.77m)**

With french doors opening to the south facing rear garden.

#### **FIRST FLOOR**

**Landing.** Access to loft space, window to side and the airing cupboard housing the hot water cylinder.

#### **Bedroom 1 12' 1" x 11' 6" (3.68m x 3.50m)**

Window looking out over the impressive front garden and back onto Halswell Road.

#### **Bedroom 2 10' 9" x 10' 3" (3.27m x 3.12m)**

Window overlooking the rear garden.

#### **Bedroom 3 9' 1" x 7' 3" (2.77m x 2.21m)**

NB. There is some restricted space due to the stairwell, window to front.

#### **Wet Room**

Beautifully fitted with a suite of WC, washhand basin with storage below, Mira electric shower, partially tiled walls, two obscure windows, extractor fan, access to the gas boiler.

#### **OUTSIDE**

From Halswell Road a driveway provides off road parking and leads to the single garage. A unique feature of Number 49 is its front garden. It is very rare in this area to have such a large garden. It is laid to level lawn with beautifully established shrubs and small trees to borders. Access to the rear garden can be gained via a lockable side gate.

#### **Rear Garden**

The rear garden is a particular delight and immediately outside of the french doors from the dining room is a patio which extends to a level lawn with established borders. There is a garden shed and the garden has the added advantage of being predominantly south facing.



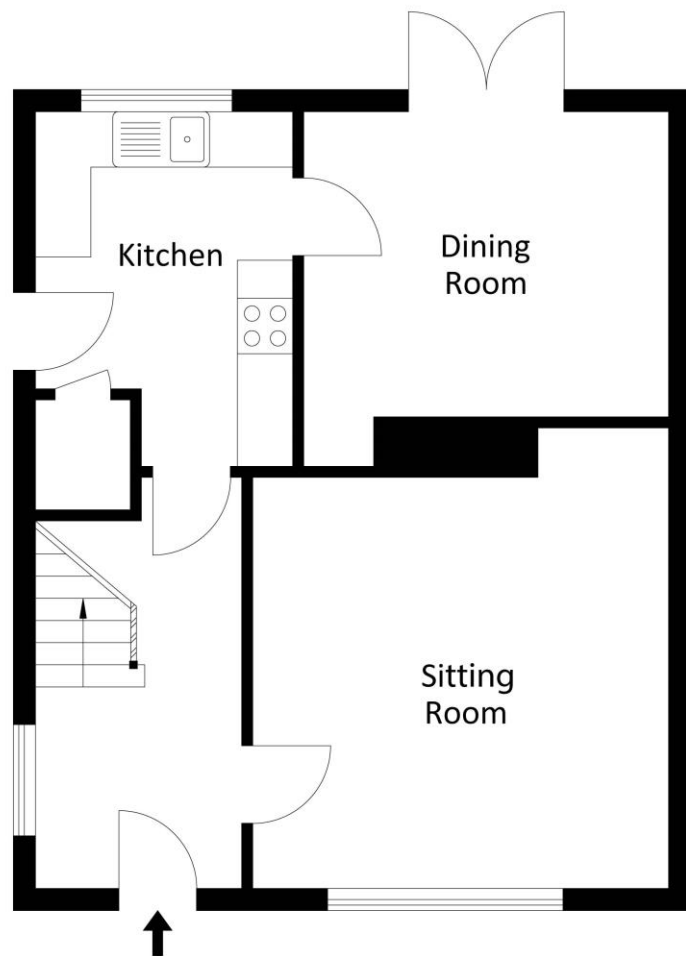








**49 Halswell Road, Clevedon**  
Approx. Area 430.8 Sq.Ft - 40.0 Sq.M

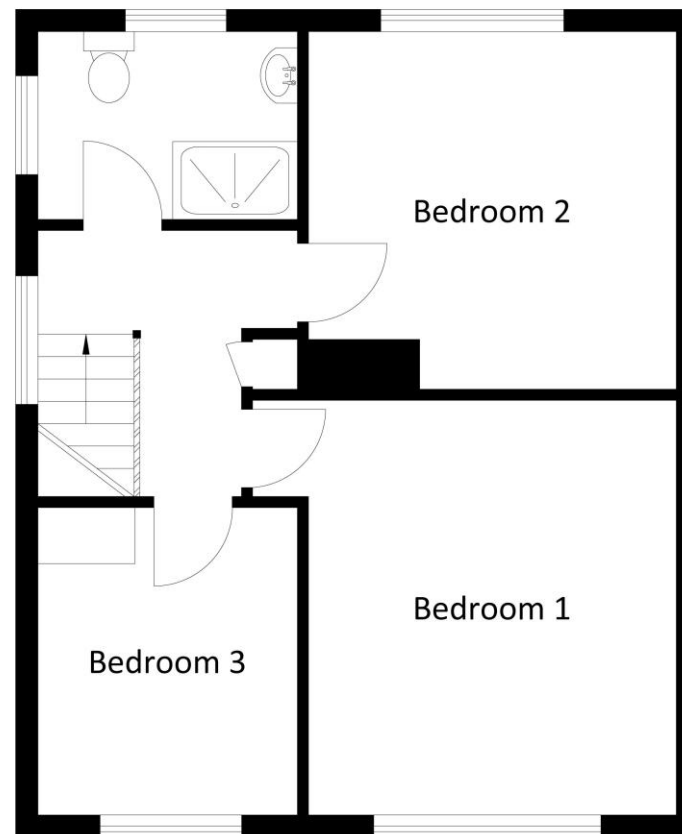


**Ground Floor**

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.

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Approx. Area 430.8 Sq.Ft - 40.0 Sq.M



**First Floor**

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Semi Detached House



Freehold



3



Garden



1



C



2

**EPC**

D



Gas Central Heating



Garage and 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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