



23 Homeground, Clevedon, BS21 5AL  
**£269,950**

Steven  
*Smith*





This modern two bedroom terraced house in Clevedon offers contemporary living in a popular location. The property features a spacious living area and a sleek fitted kitchen fitted. Both bedrooms are well proportioned, providing comfortable accommodation, while the modern bathroom is finished to a high standard. Outside, the private garden offers an ideal space for relaxing or entertaining. With allocated parking and excellent transport links, this home is perfect for professionals, small families, investors, or those looking to downsize. Situated close to local amenities, schools and the stunning Clevedon coastline, this property combines convenience with modern comfort.

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

GROUND FLOOR Front door opens to:

#### **Porch/Utility 11' 4" x 5' 3" (3.45m x 1.60m)**

Plumbing for washing machine, space for tumble dryer, further space for shoes and coats, tiled floor. Door opens to:

#### **Sitting Room 17' 10" x 11' 5" (5.43m x 3.48m)**

Measurements include staircase. Window looking into the porch, solid oak floor, fake fireplace creating a focal point. Door opens to:

#### **Kitchen/Diner 11'4" x 9'3" max 7'1" min**

Beautifully fitted with a range of wall and base units with working surfaces, stainless steel sink, self cleaning electric oven with four ring electric hob and concealed extractor hood. Metro tiled splashbacks, window and door to rear garden. Access to understairs cupboard, space for a small dining table, solid oak floor.

#### **FIRST FLOOR**

Landing. Access to loft space.

#### **Bedroom 1 11' 8" x 11' 3" (3.55m x 3.43m)**

Measurements include the airing cupboard housing the Glowworm gas fired combination boiler. Window to front.

#### **Bedroom 2 11' 4" x 7' 11" (3.45m x 2.41m)**

Window overlooking the rear garden.

#### **Bathroom**

Beautifully fitted with a three piece white suite of WC, contemporary washhand

basin. Bath with handheld shower attachment and glass shower screen door. Partially tiled walls, tiled floor, chrome ladder radiator, extractor fan.

#### **OUTSIDE**

From Homeground there is access to the front of the property with a gravel area with parking for 1 car. This then leads to the front door.

#### **Rear Garden**

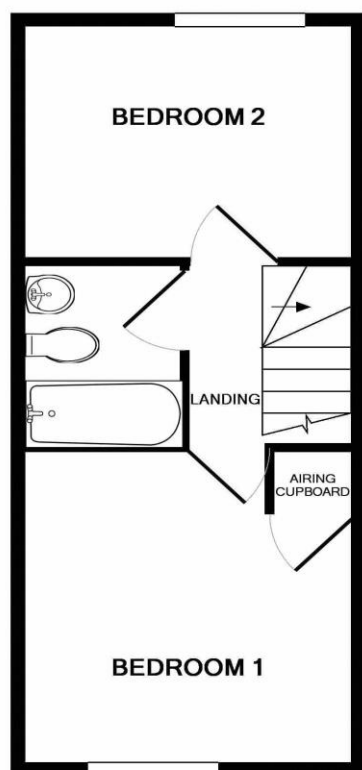
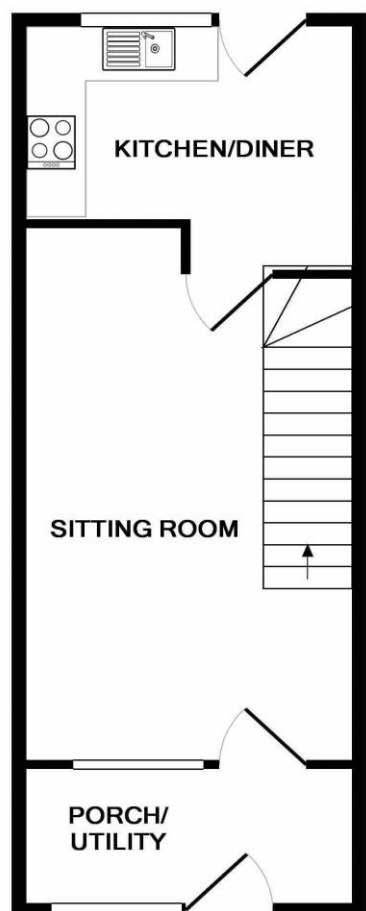
The garden is accessed via the kitchen/diner and is laid to lawn with a patio to the rear of the garden. Access to a garden shed. Predominately bound by panelled fencing and a brick wall at the rear of the garden. Outside water tap.











1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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 Terrace House

 Freehold

 2

 Garden

 1

 B

 1

**EPC** C

 Gas Central Heating

 Off Road 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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