



13 Treefield Road, Clevedon, BS21 6JD  
**£365,000**

Steven  
*Smith*

Full of character and charm, this pretty cottage is the perfect example of how period features can combine with contemporary touches perfectly to create the most wonderful, cosy home. Behind an attractive natural stone facade, the accommodation within is deceptively spacious and comprises of sitting room with open fireplace and a beautifully fitted kitchen complete with Rayburn stove set in a gorgeous exposed brick surround and double Belfast style sink. The kitchen leads seamlessly into a bright and airy dining room to the rear of the property making this a wonderful space for entertaining and family mealtimes. Upstairs, the property boasts three bedrooms and a beautifully fitted bathroom. The master bedroom enjoys the most wonderful exposed brick feature wall and this style is echoed in bedroom three with a pretty Victorian style fireplace set in a feature chimney breast. Outside, the low maintenance rear garden is southerly facing with patio and lawn, creating the perfect space to enjoy some summer sun. Treefield Road is in a highly convenient position with level access to Clevedon Town Centre, Yeo Moor Primary School and many other amenities meaning this delightful home surely is one not to miss!

**Accommodation (all measurements approximate)**

## **GROUND FLOOR**

Front door opens to hall, stairs to first floor.

### **Sitting Room 12' 8" x 11' 1" (3.86m x 3.38m)**

Window to front, wood effect floor, open fireplace, understairs cupboard.

### **Kitchen 14' 3" x 12' 10" (4.34m x 3.91m)**

Fitted with a range of wall and base units with working surfaces, double Belfast sink, electric oven with four ring electric hob, breakfast bar, feature Rayburn stove (not working) set into a brick surround and hearth, glass display cupboards, window overlooking the rear garden, cottage style beamed ceiling. Plumbing for washing machine, space for separate under-counter fridge and freezer. Tiled floor flows through into:

### **Dining Room 11' 6" x 6' 7" (3.50m x 2.01m)**

Three windows and french doors to rear garden. Spotlights.

## **FIRST FLOOR**

**Landing.** Stairs to second floor. Access to the airing cupboard housing the Worcester gas fired combination boiler.

### **Bedroom 2 12' 11" x 9' 4" (3.93m x 2.84m)**

Window overlooking the rear.

### **Bedroom 3 12' 7" x 8' 10" (3.83m x 2.69m)**

Brick fireplace with Victorian insert. Window to front.

## **Bathroom**

Three piece white suite of WC, washhand basin with storage below, bath with mains shower, window to rear, fully tiled walls and floor, chrome ladder radiator, spotlights.

### **Bedroom 1 13' 1" x 11' 6" (3.98m x 3.50m)**

NB. This is floor measurements due to some restricted head height because of the pitch of the roof. Beautiful brick feature wall, skylight in a southerly direction, access to eaves space. Measurements include built in storage.

## **OUTSIDE**

From Treefield Road a pedestrian gate opens to the front, the front has been laid to slate chippings.

## **Rear Garden**

The rear garden is accessed via the dining room and immediately outside of it is a slate patio which opens up onto a lawn with a raised border to the left hand side. The garden is bound by a mixture of panelled and close feather-board fencing, there is a lockable gate at the rear, outside water tap. These gardens also face in a southerly direction.

## **Allocated Parking**

From the lockable gate there is access to an allocated parking space for 1 car.







### 13 Treefield Road, Clevedon

Approx. Area 439.40 Sq.Ft - 40.80 Sq.M



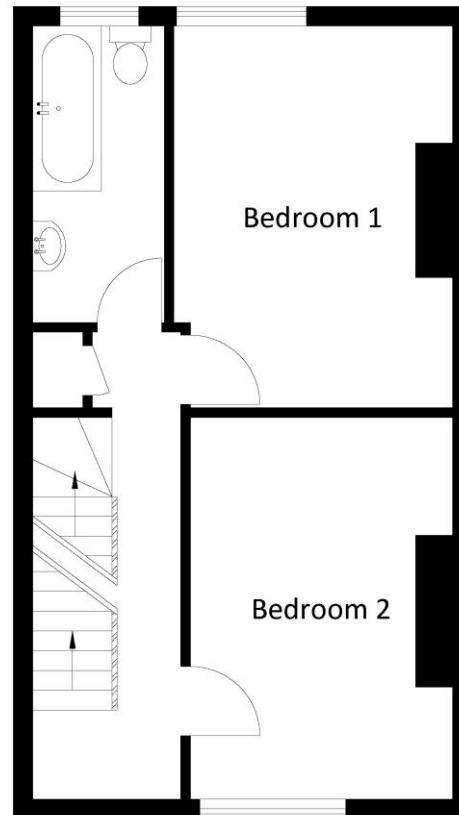
Ground Floor

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.

### 13 Treefield Road, Clevedon

Approx. Area 356.70 Sq.Ft - 33.10 Sq.M



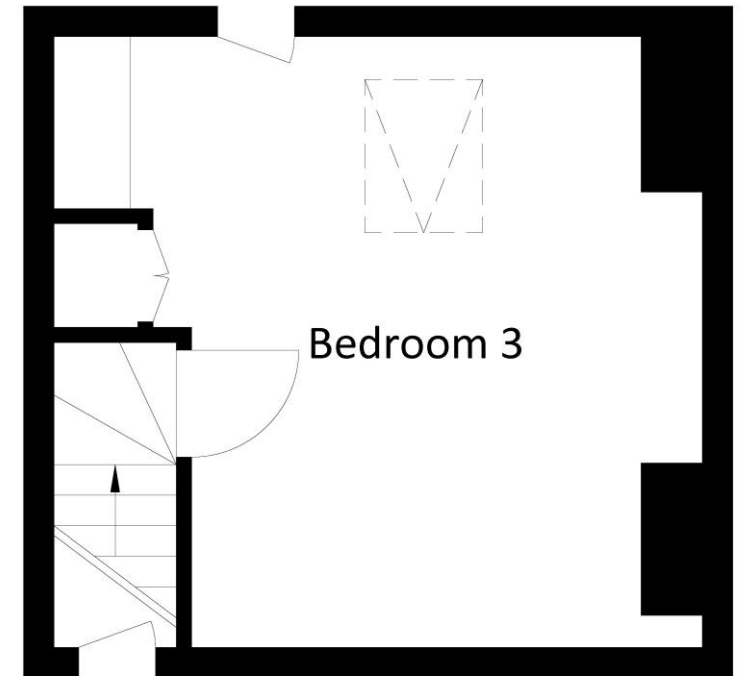
First Floor

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### 13 Treefield Road, Clevedon

Approx. Area 183.60 Sq.Ft - 17.10 Sq.M



Second Floor

For illustrative purposes only. Not to scale.

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Terrace House



Freehold



3



Garden



1



B



2

EPC

E



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

