



56 Old Street, Clevedon, BS21 6BU  
**£375,000**

Steven  
*Smith*



Situated in a mature location level to Clevedon Town Centre, this appealing Victorian property cleverly blends character and charm with contemporary features to create a highly desirable period home which is certain to appeal to a wide range of buyers. Set over three floors, the bright and airy accommodation is stylishly and elegantly presented throughout and has been thoughtfully extended and renovated to include two generous reception rooms, a contemporary kitchen, four well proportioned bedrooms and a well fitted family bathroom. Outside, the property boasts the rare advantage of off street parking and the low maintenance rear garden, whilst compact, provides an ideal spot to enjoy some summer sunshine. With easy access to the town's amenities, favoured local schools and excellent transport links, this wonderful home has so much to offer and we would strongly recommend an early viewing!

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

#### **GROUND FLOOR**

Composite entrance door leading to a welcoming central hallway with staircase rising to first floor, doors to:

#### **Living Room 14' 7" x 14' 7" (4.44m x 4.44m)**

With double glazed bay window to front, coving to ceiling, working fireplace set in decorative tiled surround with mantle over and tiled hearth.

#### **Dining Room 14' 10" x 11' 10" (4.52m x 3.60m)**

Double glazed window to side, exposed floor boards, large under stairs storage cupboard.

#### **Kitchen 12' 3" x 10' 0" (3.73m x 3.05m)**

Beautifully fitted with a range of Shaker style wall and base units, space for range cooker with extractor over, integrated fridge and freezer, space for dishwasher, one and a half bowl sink unit with swan neck mixer tap, Velux window, door to side. Column radiator and wall mounted gas boiler.

#### **FIRST FLOOR**

**Landing.** With decorative obscured sash window to side.

#### **Bedroom 1 14' 8" x 11' 11" (4.47m x 3.63m)**

Double glazed window to front, radiator.

#### **Bathroom**

Fitted with suite comprising panelled bath with mains shower over with waterfall shower fitting and glazed shower screen, wash hand basin, low level wc, double glazed window to side, attractively tiled.

#### **SECOND FLOOR**

**Landing.** With doors to:

#### **Bedroom 3 11' 5" x 11' 4" maximum measurements due to restricted head height (3.48m x 3.45m)**

With Velux window.

#### **Bedroom 4 11' 5" x 11' 4" maximum measurements due to restricted head height (3.48m x 3.45m)**

With Velux window.

#### **OUTSIDE**

The property is approached via a driveway to the side leading to a single off street parking space. Side leading to the patio courtyard garden.

#### **Garden**

With access from the side of the property or from the kitchen, laid to paving with raised bed planting.

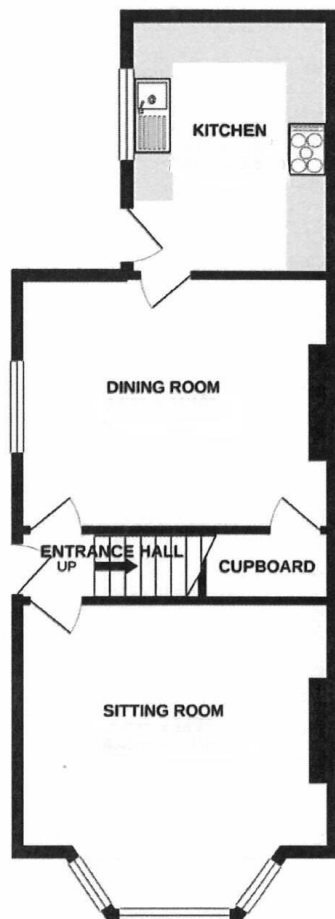




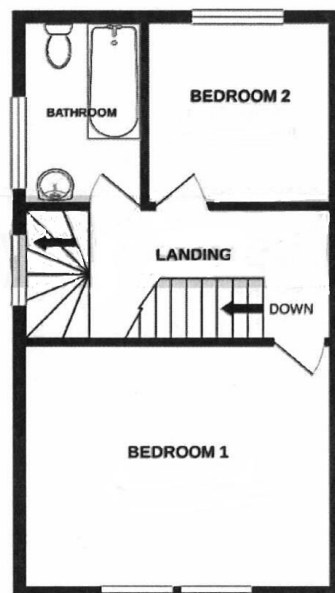




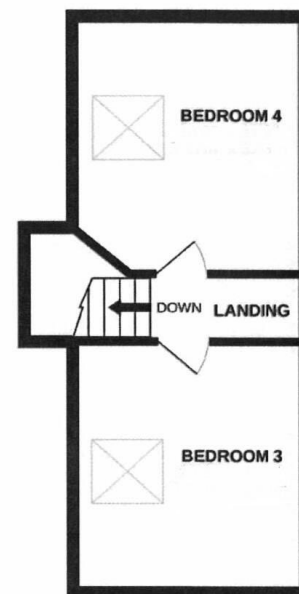
GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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End Terrace House



Freehold



4



Courtyard Garden



1



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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