



38 Esmond Grove, Clevedon, BS21 7HW
£420,000

Steven
Smith



This semi detached dormer bungalow is situated in a sought after location in Clevedon, backing onto the cricket club and offering a peaceful setting with great potential. Now in need of modernisation, the property presents an excellent opportunity for buyers looking to update and personalize a home to their taste. The accommodation is well proportioned, featuring a lounge diner, a functional kitchen and three bedrooms providing flexibility for family living or those seeking extra space. Externally, the property benefits from a south facing rear garden with direct views of the cricket club, along with off street parking and a garage. Conveniently located close to local amenities, schools, and transport links, this home is ideal for those looking to create their dream property in a desirable setting.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Stairs to first floor, small cupboard.

Lounge/Diner 15' 3" into bay x 12' 9" (4.64m into bay x 3.88m)

Bay style window looks over the rear garden, coal effect gas fire.

Kitchen 10' 2" x 8' 11" (3.10m x 2.72m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, double electric oven, four ring electric hob, plumbing for washing machine, space for fridge/freezer, window overlooking the rear garden, door to side.

Bedroom 2 11' 11" x 11' 4" (3.63m x 3.45m)

Measurements exclude an undertairs cupboard. Window overlooking the front garden.

Bedroom 3 10' 4" x 8' 10" (3.15m x 2.69m)

Dual aspect room with windows looking out onto the garden.

Bathroom

Three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below. Bath with electric shower and glass folding shower screen door, partially tiled walls, tiled floor, ladder radiator, obscure window.

FIRST FLOOR

Landing. Access to loft space and useful eaves storage for suitcases etc, there is also access to the solar panel control. Airing cupboard with access to the Worcester gas fired combination boiler.

Bedroom 1 15'8" max 10'6" min x 13'0"

Window looking out onto Esmond Grove.

OUTSIDE

38 Esmond Grove is a corner plot and from Esmond Grove a pedestrian pathway leads to the front door.

The Front Garden

The front garden is laid to lawn with established shrubs and trees to borders.

The Rear Garden

The rear garden has the added advantage of being predominantly south facing. It is hard landscape for ease of maintenance consisting of a generous deck and a patio area. There are interspersed established trees and shrubs and secluded at the rear of the garden is a feature pond and from this point there is an outstanding view over Clevedon's cricket ground towards the clubhouse. From the rear garden there is a personal door to the single detached garage.

From Esmond Grove there is also an off road parking space leading to the single garage, there is a further area of garden with a pathway zig zagging from the garage towards the front door.

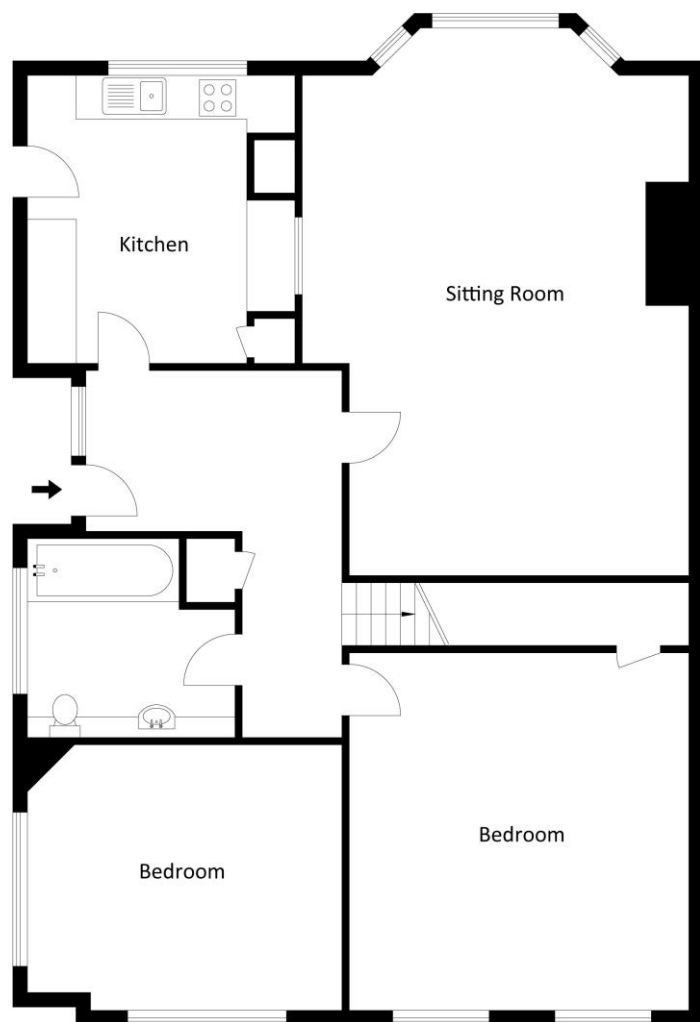






38 Esmond Grove, Clevedon

Approx. Area 694.50 Sq.Ft - 64.50 Sq.M



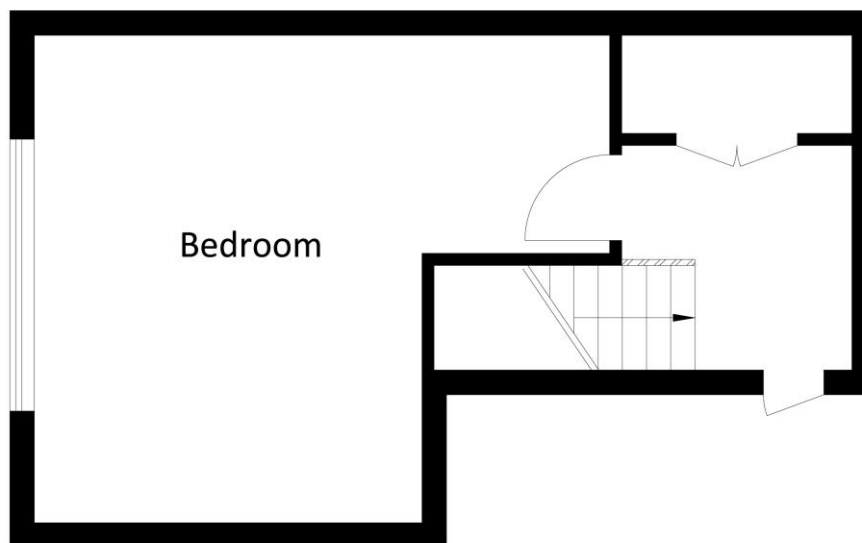
Ground Floor

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.

38 Esmond Grove, Clevedon

Approx. Area 242.50 Sq.Ft - 22.50 Sq.M



First Floor

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Chalet Bungalow



Freehold



3



Garden



1



D



1

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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