



2 Argyle Road, Clevedon, BS21 7BP
£859,950

Steven
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This impressive four bedroom, four bathroom semi-detached Victorian house located in the desirable Walton St Mary area of the coastal town of Clevedon, offers a perfect blend of period character and modern convenience. Spread across three floors the property boasts elegant high ceilings and original features that enhance its timeless appeal. The main residence provides spacious living accommodation, including a welcoming hallway, a generously sized sitting room with a feature marble fireplace and a well appointed kitchen that seamlessly connects to the dining area together with a study, a further reception room and a bathroom. Upstairs three well proportioned bedrooms offer comfortable living space, complemented by two bathrooms. Adding to its versatility, the lower ground floor features a self contained one bedroom flat with a private entrance, ideal for guests, extended family, or as a potential rental opportunity. The flat included a spacious living room, a fitted kitchen, a double bedroom and a large bathroom with separate shower, ensuring complete independence. Externally, the property benefits from a well maintained garden, perfect for outdoor relaxation, as well as off street parking and a garage. Another feature of the house is its amazing views towards the Bristol Channel, the Welsh coastline and not forgetting Clevedon's stunning sunsets. Situated within close proximity to Clevedon's picturesque seafront, independent shops,

and excellent transport links, this unique home presents a fantastic opportunity for families and investors alike.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to glazed porch with door opening to:

Hallway

Stairs to first floor, oak floor, picture rail, understairs cupboard and leading to the following accommodation:

Sitting Room 16' 1" x 14' 11" (4.90m x 4.54m)

Two sash windows look out over the front gardens and provide channel glimpses towards the Welsh coastline. Lovely Victorian fireplace, picture rail, ornate ceiling coving, central ceiling rose.

Kitchen 12' 0" x 10' 9" (3.65m x 3.27m)

Fitted with a range of wall and base units with butchers block work surfaces incorporating a Belfast sink, plumbing for dishwasher and washing machine, electric cooker point with concealed extractor hood, space for fridge/freezer and tumble dryer. Tiled splashbacks, engineered oak floor, access to the Worcester boiler, window overlooking the rear garden and double doors opening to:

Conservatory 15' 1" x 10' 1" (4.59m x 3.07m)

Of double glazed construction with french doors opening to the rear garden, wood effect floor and currently being used as a dining room.

Formal Dining Room 12' 2" x 10' 1" (3.71m x 3.07m)

Window looking out onto the garden, picture rail.

Home Office 7' 8" x 7' 5" (2.34m x 2.26m)

Window to rear, oak floor.

Bathroom

White suite of WC, washhand basin, shower bath with mains shower and glass shower screen, partially tiled walls, obscure window, spotlights, extractor fan, chrome ladder radiator.

FIRST FLOOR

Landing. Skylight.

Bedroom 1 16' 0" x 15' 0" (4.87m x 4.57m)

A magnificent room with feature fireplace, picture rail and two sash windows providing an outstanding view over Hunters Moon towards the Bristol Channel and the Welsh coastline in the far distance and not forgetting those incredible summer sun sets.

Bedroom 2 13' 10" x 10' 0" (4.21m x 3.05m)

Window to side, picture rail.



Bedroom 3 10' 9" x 10' 8" (3.27m x 3.25m)

Window to side.

Shower Room 10'1" max 4'2" min x 8'11"

Fitted with a four piece suite of WC, bidet, contemporary washhand basin with storage below, king size shower cubicle with mains shower, ladder radiator, access to a Worcester boiler, obscure window, spotlights, extractor fan.

Bathroom

Four piece white suite of WC, washhand basin with storage below, bath and separate shower cubicle. Fully tiled walls, two obscure windows, spotlights, extractor fan.

Self Contained Flat

Front door opens to:

Kitchen/Diner 15' 5" x 6' 11" (4.70m x 2.11m)

Fitted with a range of high gloss fronted wall and base units with working surfaces, stainless steel sink, electric oven with four ring electric hob and contemporary extractor hood. Integrated dishwasher, undercounter fridge, tiled floor, tiled splashbacks, breakfast bar.

Sitting Room 15' 11" x 15' 4" (4.85m x 4.67m)

With two sash windows looking out over the front garden and second window to side, oak floorboards, spotlights.

From the kitchen an inner hall with oak floor leads to the following accommodation:

Double Bedroom 13' 3" x 9' 1" (4.04m x 2.77m)

Oak floor, window. Measurements exclude two built in cupboards.

Bathroom

Four piece white suite of WC, washhand basin, bath and separate shower cubicle with mains shower, fully tiled walls and floor, ladder radiator, spotlights, extractor fan, obscure window and access to the Vaillant boiler.

OUTSIDE

From Argyle Road double automatic gates and a pedestrian gate open to the driveway providing off road parking for numerous cars and leading to the single garage. The front gardens are laid to level lawn with established borders. To the left hand side there is a feather-board fence and steps then rise passing past the garage and then leading to the front door of the main accommodation. From here there is immediate access to the:

Rear Garden

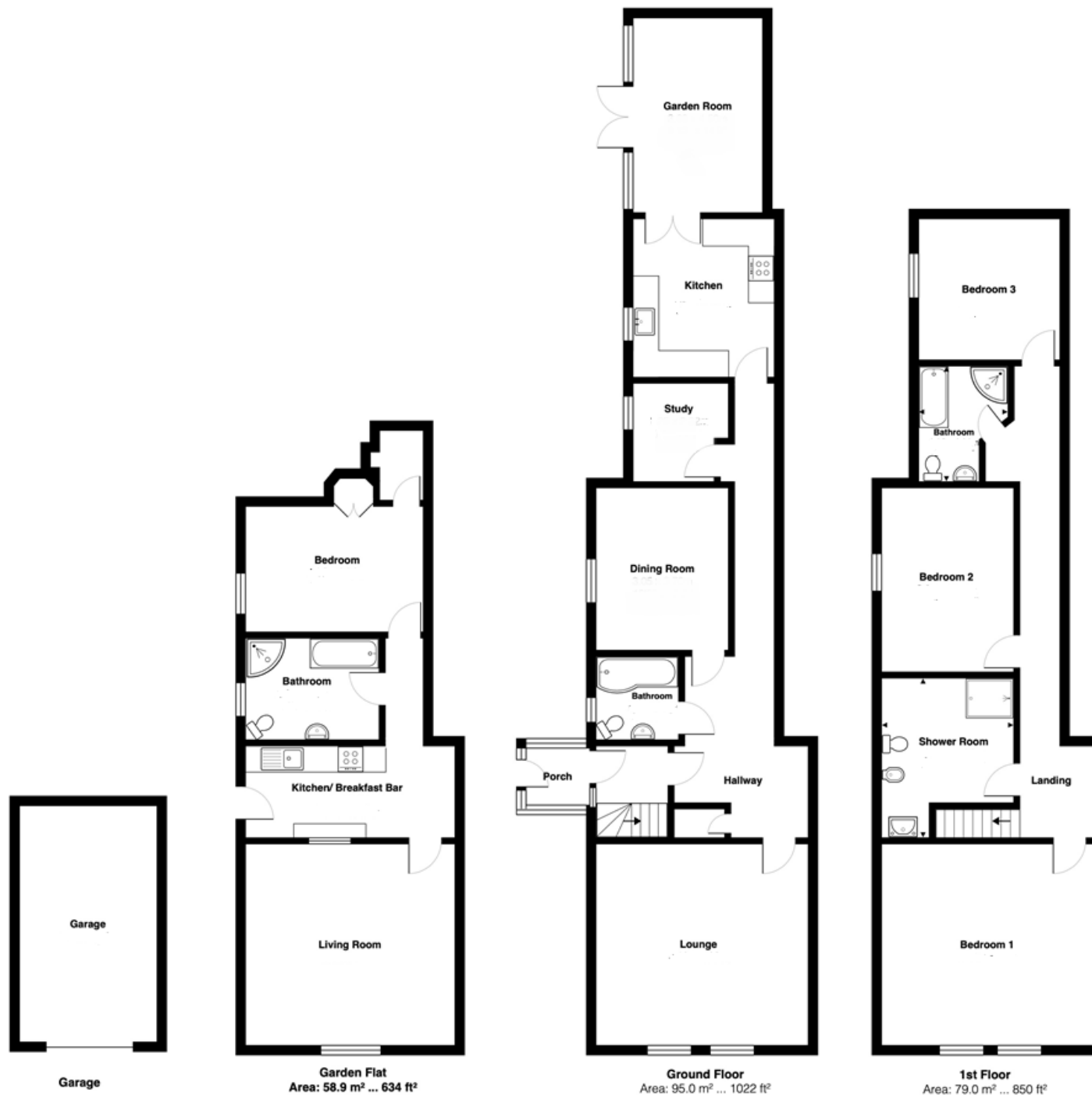
Which is laid to lawn with established borders and access to a garden shed. There is also a gate giving access down to the self contained flat which can also be accessed from the front pathway.











Semi Detached House



Freehold



4



Garden



4



House C, Flat A



4

EPC

House D, Flat C



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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