



24 Tickenham Road, Clevedon, BS21 6AA  
**£189,950**

Steven  
*Smith*



Located in the popular East Clevedon area, this two-bedroom terraced home presents a wonderful opportunity for buyers looking to modernise and add their own stamp. The property offers a solid layout with a comfortable living space, a kitchen/diner, a lean to and utility with access to a private courtyard garden. Upstairs, there are two well-sized bedrooms and a bathroom. Positioned within easy reach of Clevedon's shops, schools, and transport links, this house is ideal for those keen to create a personalised home in a convenient and well-connected location. The property also benefits from being sold with no onward chain.

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

#### **GROUND FLOOR**

Front door opens to:

##### **Hall**

Stairs to first floor. Door opens to:

##### **Living Room 12' 8" x 12' 0" (3.86m x 3.65m)**

Exposed brick feature wall, feature fireplace, window.

From the hallway a door opens to:

##### **Kitchen/Diner 12' 0" x 11' 8" (3.65m x 3.55m)**

Stainless steel sink, tiled effect floor, understairs storage cupboard, window,

oven with extractor hood, space for washing machine and fridge/freezer.

##### **Lean-to 13' 0" x 7' 9" (3.96m x 2.36m)**

Exposed brick feature wall, black tiled floor, corrugated roof. Access to:

##### **Small Utility 6' 6" x 5' 3" (1.98m x 1.60m)**

Belfast sink, obscure window.

#### **FIRST FLOOR**

##### **Landing.**

##### **Bathroom 12' 11" x 8' 4" (3.93m x 2.54m)**

Suite of WC, pedestal sink and bath. Housing the Vaillant gas combination boiler.

##### **Bedroom 1 15' 10" x 9' 4" (4.82m x 2.84m)**

Window looking out to front, loft access.

##### **Bedroom 2 17' 8" x 7' 2" (5.38m x 2.18m)**

Window overlooking the courtyard garden. Loft access.

#### **OUTSIDE**

From Tickenham Road a gate opens to pathway that leads to the front door. Small garden to front.

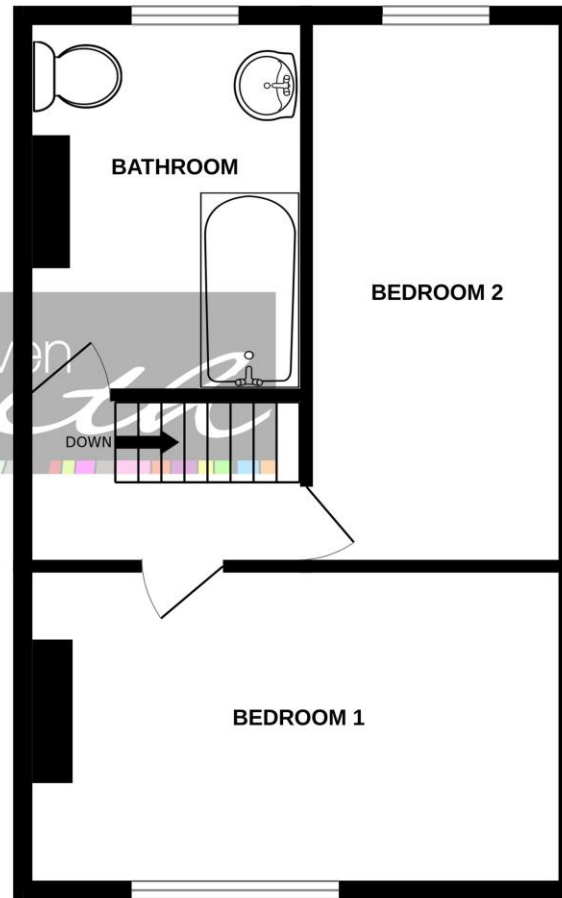
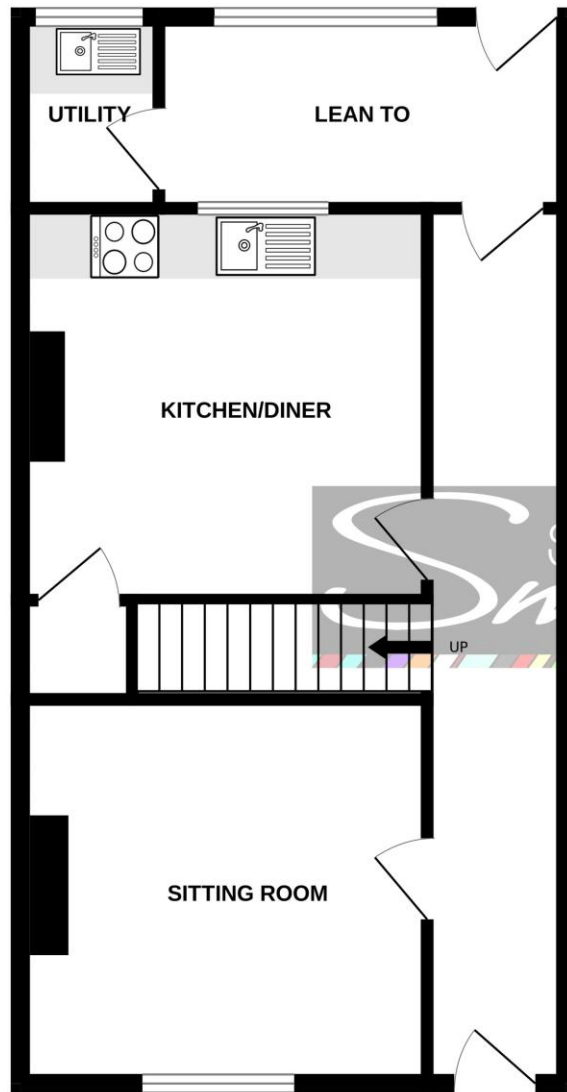
##### **Courtyard Garden**

Low maintenance with stone wall and fence.



GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



Terrace House



Freehold



2



Courtyard



1



B



2

**EPC**

C

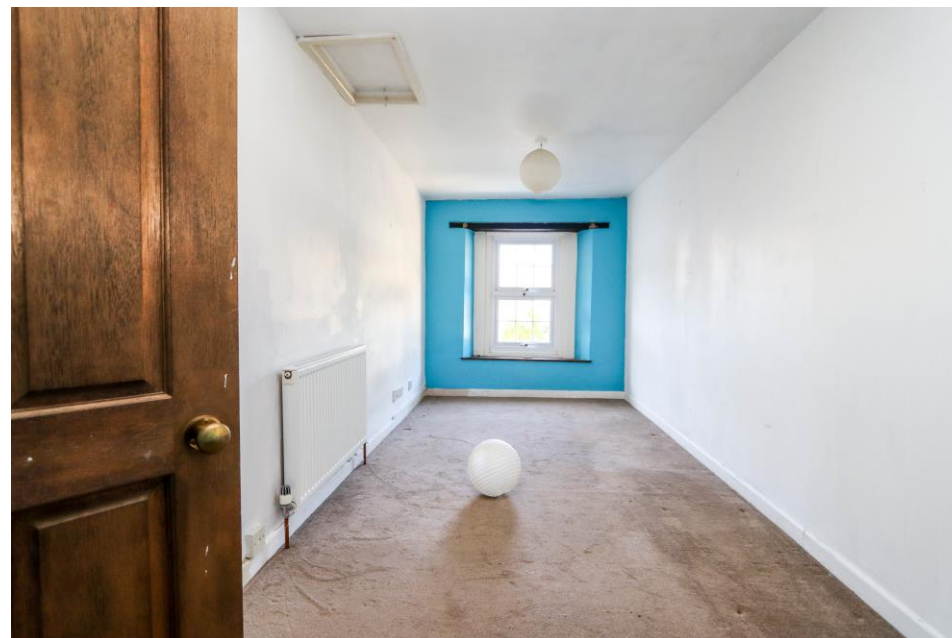


Gas Central Heating

TOTAL FLOOR AREA : 982 sq.ft. (91.2 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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#### 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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