



33 Kenn Road, Clevedon, BS21 6EP
£365,000

Steven
Smith

Occupying a highly convenient location just a stone's throw from Clevedon Town Centre, this Victorian end terrace house is simply delightful! With deceptively spacious accommodation comprising light and airy dual aspect sitting room, separate dining room and incredibly stylish kitchen with freestanding units, the first floor offers three bedrooms and attractive family bathroom. Throughout, the fittings and decoration have been cleverly chosen to perfectly complement the property's character and period charm, creating a truly welcoming home. To the side of the property, there is a courtyard area providing the ideal spot to sit and relax in those warmer months. From this central position, there are a host of amenities within a level walk including shops, schools and recreational grounds. With character properties in the town remaining in high demand, early interest is expected.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

Stairs to first floor.

Sitting Room 13' 0" x 10' 9" (3.96m x 3.27m)

Dual aspect room with window to front and second window to side. Fireplace.

Dining Room 13' 0" x 10' 6" (3.96m x 3.20m)

Window looking onto the courtyard. Understairs cupboard. Door opens to:

Kitchen 20' 9" x 8' 0" (6.32m x 2.44m)

Beautifully fitted with a range of freestanding floor units with block work surfaces, drawer and shelving storage. Double Belfast sink with contemporary mixer tap, tiled splashbacks. Electric Range combination cooker and hob. Windows and door to courtyard. Space for fridge/freezer. Skylight. Door opens to:

Garage 15' 10" x 9' 0" (4.82m x 2.74m)

Power and light. Access to the Vaillant gas fired combination boiler. Plumbing for washing machine.

FIRST FLOOR

Landing. Access to loft space. Window.

Bedroom 1 13' 0" x 9' 4" (3.96m x 2.84m)

Window to rear.

Bedroom 2 13' 0" x 8' 1" (3.96m x 2.46m)

Window to front.

Bedroom 3 9' 4" x 6' 5" (2.84m x 1.95m)

Window to front.

Bathroom

Beautifully fitted with a white suite of WC, washhand basin set into vanity unit. Bath with mains shower, partially tiled walls, tiled effect floor, towel rail radiator. Obscure window.

OUTSIDE

From Kenn Road a pillared pedestrian entrance with wrought iron gate opens to the front where there is a small patio ideal for freestanding garden pots. Steps rise to the front door.

Courtyard

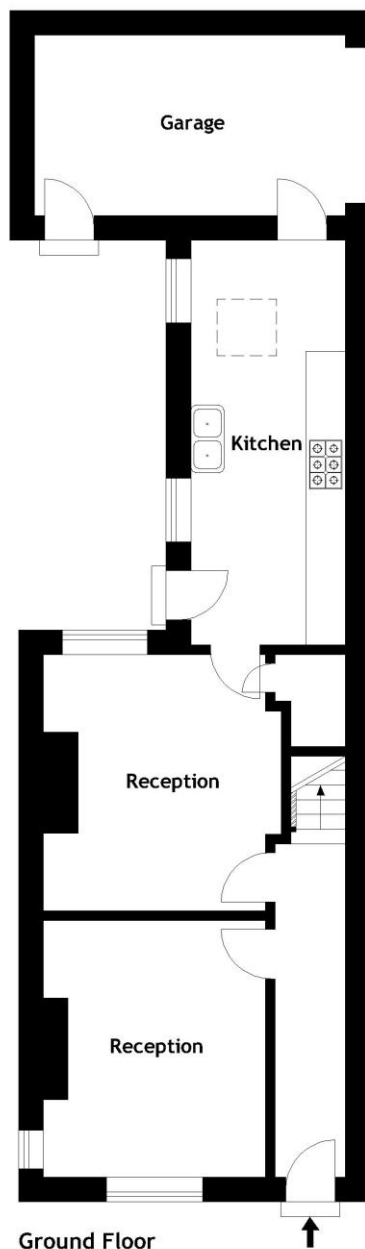
Accessed via the kitchen. Ideal for entertaining during those summer evenings with space for outside patio furniture.





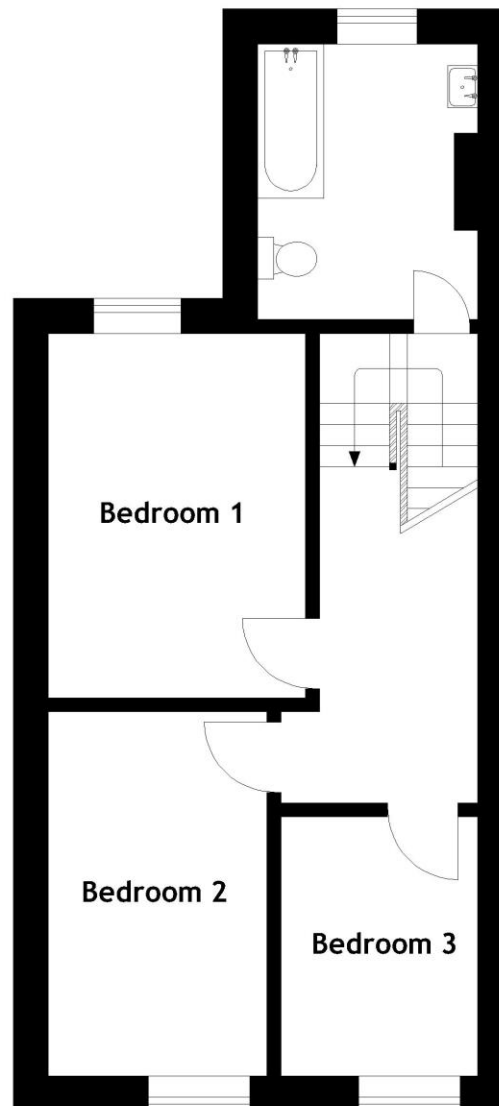


33, Kenn Road, Clevedon, BS21 6EP
 Approx. Area 697.50 Sq. Ft - 64.80 Sq.M
 (Total Area Includes Garage)



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.
 Floor plan produced by Westcountry EPC.

33, Kenn Road, Clevedon, BS21 6EP
 Approx. Area 467.10 Sq. Ft - 43.40 Sq.M



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End of Terrace House



Freehold



3



Courtyard



1



B



2

EPC

D



Gas Central Heating



Garage



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
E: 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

