



25 Marson Road, Clevedon, BS21 7NN  
**£440,000**

Steven  
*Smith*

This immaculate four bedroom Edwardian terraced house in Clevedon offers a perfect blend of period charm and contemporary style. Beautifully maintained throughout, the property boasts elegant proportions and a wealth of original features, including a series of lovely fireplaces that add warmth and character to each room. The spacious interior includes generous living areas, a well appointed kitchen, and stylishly presented bedrooms, making it an ideal family home. Set in a desirable location, this exceptional property provides easy access to local amenities, schools, and Clevedon's picturesque seafront.

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

#### **GROUND FLOOR**

Original front door opens to entrance vestibule with mosaic tiled floor, stained glass door opens to:

##### **Hallway**

A lovely space with exposed floorboards, stairs to first floor, two understairs cupboards.

##### **Sitting Room 14' 9" into bay x 12' 5" (4.49m into bay x 3.78m)**

A light and airy room with bay window looking out over the front garden, beautiful open fireplace with built in book storage

and cabinetry either side, exposed floorboards flow through into:

##### **Dining Room/Play Room 13' 1" x 10' 0" (3.98m x 3.05m)**

Window to rear, beautiful open fireplace, picture rail.

##### **Kitchen/Breakfast Room 17' 3" x 10' 6" (5.25m x 3.20m)**

Beautifully fitted with a comprehensive range of shaker style wall and base units with marble effect work surfaces incorporating a Belfast sink. Double electric oven with four ring gas hob and concealed extractor hood. Space for American style fridge/freezer and plumbing for washing machine, integrated dishwasher, tiled splashbacks, wood effect floor, pretty window seat with storage below, breakfast bar, bay style window, second window and door to rear garden.

#### **FIRST FLOOR**

**Landing.** A spacious landing with access to loft space.

##### **Bedroom 1 15' 0" into bay x 10' 6" (4.57m into bay x 3.20m)**

Measurements include two built in wardrobes. Bay window with half level plantation shutters looking out onto Marson Road, stunning open fireplace, picture rail.

##### **Bedroom 2 13' 1" x 10' 2" (3.98m x 3.10m)**

Window to rear, pretty fireplace, picture rail.

##### **Bedroom 3 10' 5" x 10' 3" (3.17m x 3.12m)**

Measurements include built in cupboards with access to the Baxi gas fired combination boiler. Pretty bedroom fireplace, window to rear.

##### **Bedroom 4 8' 9" x 5' 2" (2.66m x 1.57m)**

Window to front, exposed floorboards.

#### **Bathroom**

Beautifully fitted with a three piece white suite of WC, washhand basin, bath with electric Triton shower and glass shower screen door, partially tiled walls, exposed floorboards, chrome ladder radiator, obscure window, spotlights, extractor fan.

#### **OUTSIDE**

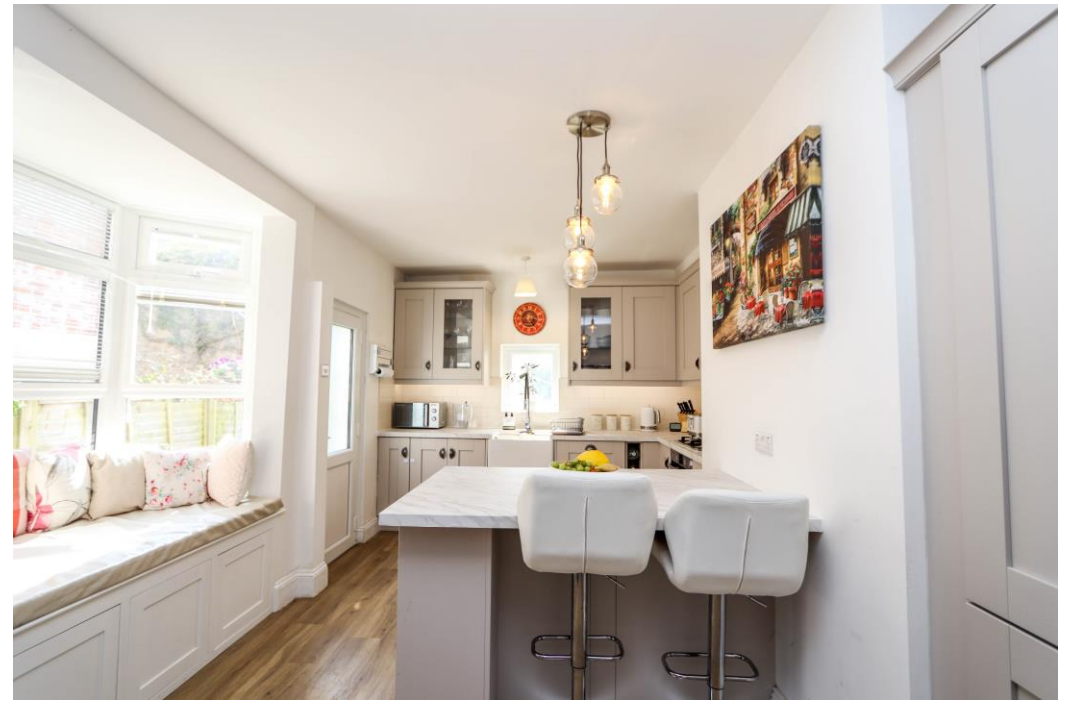
From Marson Road a pillared pedestrian entrance with a wrought iron gate opens to a pathway which leads to the front door. The front garden is laid to stone chippings with established small trees and shrubs to borders.

#### **The Rear Garden**

The rear garden has the advantage of being predominantly south facing and is hard landscaped for ease of maintenance consisting of patio slabs. There is a raised patio area, fabulous stone walling all around and access to a workshop/shed. There is also a lockable gate which gives access back onto Marson Road ideal with pushbikes etc.

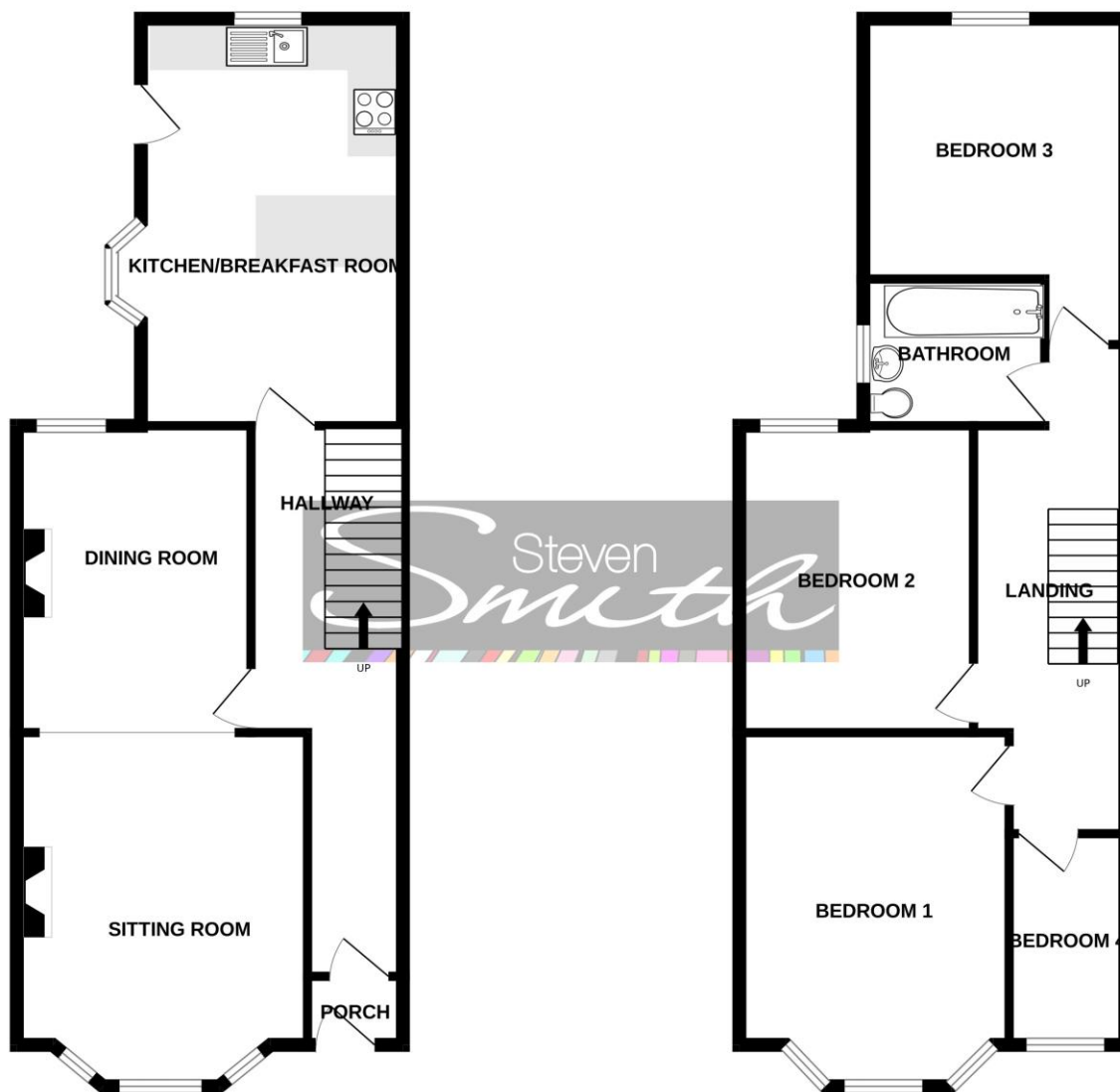






GROUND FLOOR

1ST FLOOR



 Terrace House

 Freehold

 4

 Garden

 1

 C

 2

**EPC** D

 Gas Central Heating

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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