



134 Cannons Gate, Clevedon, BS21 5HN
£350,000

Steven
Smith

This modern three bedroom semi detached house is presented in immaculate condition and offers a stylish and comfortable living environment. Situated in a sought after area of Clevedon, close to the tranquil River Blind Yeo, the property enjoys a peaceful yet convenient location. The interior is bright and well maintained, featuring spacious living areas that include a conservatory which provides an ideal space for relaxing or entertaining. The property also benefits from a garage and off street parking, adding to its practical appeal. With its contemporary design and excellent condition throughout, this home presents a fantastic opportunity for those seeking modern living in a desirable riverside setting.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Stairs to first floor, door opens to:

Sitting Room 15'0" x 11'5" max 9'9" min

A light and airy room with window to front.

Kitchen/Diner 14' 9" x 10' 2" (4.49m x 3.10m)

Fitted with a comprehensive range of high gloss fronted wall and base units with butchers block effect work surface, stainless steel sink, electric oven, built in microwave and four ring gas hob with concealed extractor hood. Plumbing for washing machine, space for fridge/freezer, understairs cupboard, tiled effect floor. Door opens to:

Conservatory 13' 7" x 7' 11" (4.14m x 2.41m)

A great addition to the property with a clear glass roof and french doors to the rear garden, wood effect floor.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 14' 2" x 8' 4" (4.31m x 2.54m)

Window to front.

Bedroom 2 11' 3" x 8' 1" (3.43m x 2.46m)

Measurements include a built in wardrobe. Window to rear.

Bedroom 3 8' 6" x 6' 4" (2.59m x 1.93m)

Window to front.

Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, bath with mains shower and glass

shower screen door. Fully tiled walls, tiled effect floor, obscure window, chrome ladder radiator.

OUTSIDE

From Cannons Gate a pathway leads to the front door, the front garden is laid to patio slabs ideal for freestanding pots. A lockable side gate gives access to:

The Rear Garden

The rear garden has the added advantage of being south westerly facing and has been hard landscaped for ease of maintenance consisting of stone shingle and two patios. At the rear of the garden there is a shed and the garden is bound by a mixture of feather-board and paneled fencing. The garden also enjoys a good amount of privacy, outside water tap.

Garage and parking

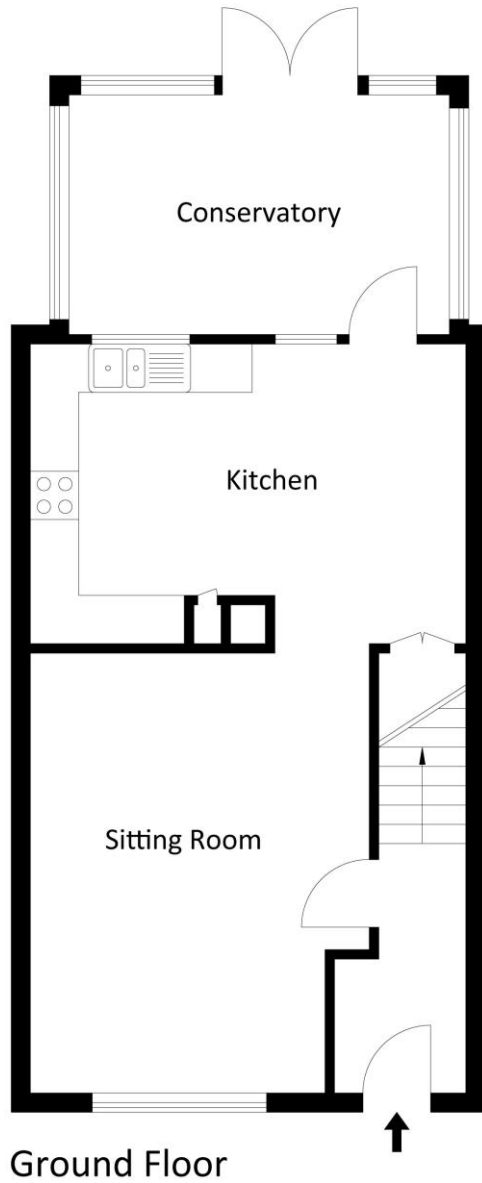
Located close by is a single garage and one parking space in front of it.







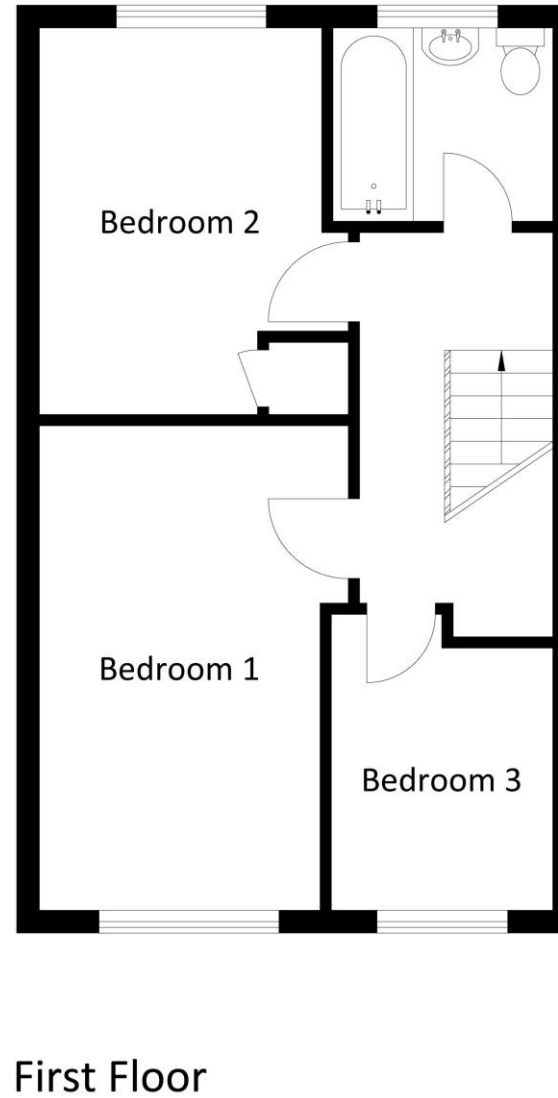
134 Cannons Gate, Clevedon
 Approx. Area 488.90 Sq.Ft - 45.40 Sq.M



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.

134 Cannons Gate, Clevedon
 Approx. Area 370.50 Sq.Ft - 34.40 Sq.M



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Semi Detached House



Freehold



3



Outside Space



1



C



2

EPC

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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