



26 Yeoward Road, Clevedon, BS21 5AU  
**£275,000**

Steven  
*Smith*



This beautifully presented modern terraced house offers stylish and comfortable living in a desirable location. The property features a spacious living room and a contemporary kitchen diner, creating a bright and welcoming atmosphere throughout the ground floor. Upstairs, there are two well proportioned bedrooms and a sleek, modern bathroom finished to a high standard. Outside, the south facing rear garden provides an ideal space for relaxing or entertaining, enjoying sunlight throughout the day. Tastefully decorated and thoughtfully designed, this home is perfect for first time buyers, small families, or anyone seeking low maintenance modern living.

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

#### **GROUND FLOOR**

Front door opens to porch, door opens to:

#### **Sitting Room 13' 7" x 12' 2" (4.14m x 3.71m)**

Measurements include stairs to first floor. Wood effect floor, window to front. Double doors open to:

#### **Kitchen/Diner 12' 2" x 10' 2" (3.71m x 3.10m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine, gas cooker point, space for fridge/freezer,

tiled effect floor, built in cupboard, window and door to rear garden.

#### **FIRST FLOOR**

**Landing.** Access to loft space.

#### **Bedroom 1 12' 2" x 11' 0" (3.71m x 3.35m)**

Measurements include a run of built in wardrobes and exclude a second cupboard. Window to front.

#### **Bedroom 2 10' 8" x 6' 1" (3.25m x 1.85m)**

Measurements exclude the built in cupboard. Window overlooking the rear garden, access to loft space.

#### **Bathroom**

Fitted with a three piece white suite of WC, washhand basin, bath with mains shower and glass shower screen door. Partially tiled walls, chrome ladder radiator, obscure window, spotlights, extractor fan.

#### **OUTSIDE**

From Yeoward Road a pathway gives access and leads to Number 26 where a pathway then leads to the front door. The front gardens are laid to stone shingle ideal for freestanding pots.

#### **The Rear Garden**

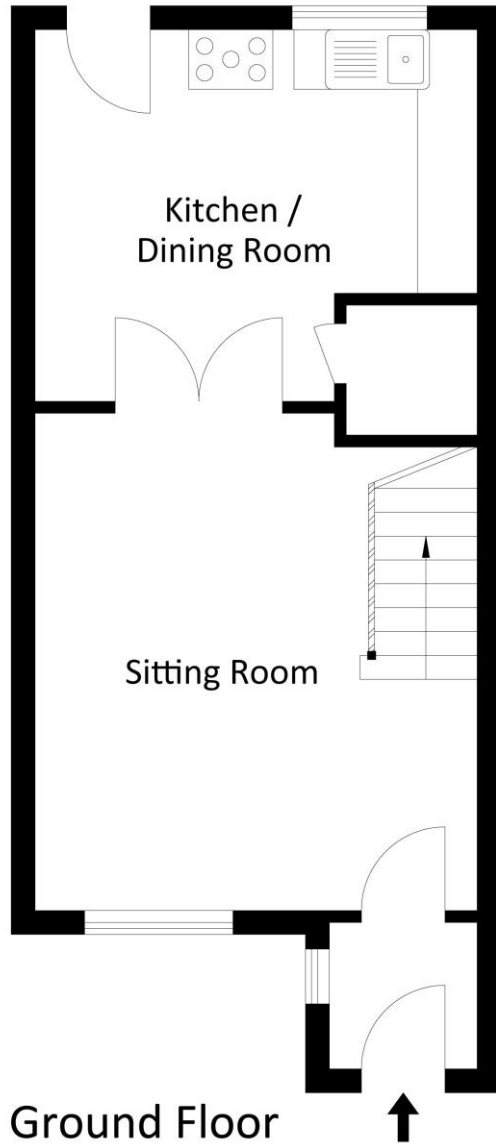
The rear garden is accessed via the kitchen/diner and is laid to stone shingles with a small patio immediately outside of the property and a pathway leading to

the rear of the garden. To the left hand side there are small shrubs and perennials and a feature palm tree. The gardens are bound by predominantly concrete pillared panelled fencing and a brick wall at the end where a lockable gate gives access to the garage block where number 26 owns one single garage and one allocated parking space. The gardens also have the added advantage of being south facing.



## 26 Yeoward Road, Clevedon

Approx. Area 309.7 Sq.Ft - 28.8 Sq.M



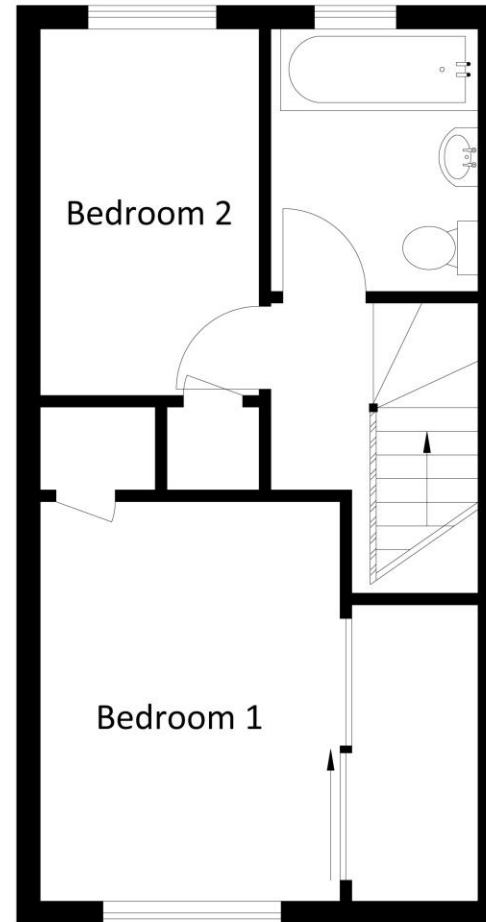
Ground Floor

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.

## 26 Yeoward Road, Clevedon

Approx. Area 27.7 Sq.Ft - 297.7 Sq.M



First Floor

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.



Terrace House



Freehold



2



Garden



1



B



1

**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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto: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

