



26 Tickenham Road, Clevedon, BS21 6AA
£315,000

Steven
Smith



This beautifully renovated cottage in the heart of Clevedon offers the perfect blend of character and contemporary living. The property has been thoughtfully modernised throughout, showcasing high quality finishes while retaining its original charm. The welcoming living space features tasteful decor and abundant natural light, creating an inviting atmosphere ideal for both relaxing and entertaining. A stylish, fully fitted kitchen with modern appliances will impress and the shower room has a luxury boutique feel. Upstairs, two well proportioned bedrooms offer comfort and serenity. The garden is the perfect retreat and like the house has been beautifully looked after. Call us now to arrange your viewing.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Wood effect floor.

Sitting Room 11' 10" x 10' 10" (3.60m x 3.30m)

A stunning dual aspect room with window to front and window to side, beautiful open fireplace taking centre stage, built in storage shelving, picture rail, window seat.

Kitchen 11' 10" x 10' 11" (3.60m x 3.32m)

Beautifully fitted with a range of shaker style wall and base units with working surfaces, stainless steel sink, electric oven, four ring electric hob and contemporary extractor hood, integrated appliances to include fridge/freezer, washing machine, window to side, wood effect floor, spotlights, wine rack, access to understairs storage. Door opens to:

Shower Room

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below, king size shower cubicle with mains shower, partially tiled walls, wood effect floor, ladder radiator, extractor fan, obscure window.

FIRST FLOOR

Landing.

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

Measurements exclude built in cupboard. A dual aspect room with window to front and window to side. Beautiful panelled walls, fitted book shelving, access to loft space.

Bedroom 2 12' 2" x 11' 1" (3.71m x 3.38m)

Measurements include the airing cupboard housing the Worcester gas fired combination boiler. Partially panelled walling, window to side, access to loft space.

OUTSIDE

From Tickenham Road a wooden pedestrian gate opens to Number 26 where the front garden is laid to patio with a raised border and stone walling extends down the side of the property leading under the front door canopy and a pathway then leads to the:

Rear Garden

The rear garden is a particular delight and is laid to lawn with a patio and at the rear of the garden access to outdoor storage, there are pretty raised borders and stone walling to the left and right hand side and these gardens offer a great amount of privacy.



GROUND FLOOR

1ST FLOOR



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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Semi Detached House



Freehold



2



Garden



1



B



1

EPC

E



Gas Central Heating



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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