



32 Riverside Park, Colehouse Lane, Clevedon, BS21 6TQ  
**£215,000**

Steven  
*Smith*



This deceptively spacious detached lodge situated on the fringe of Clevedon could provide the ideal base for those looking for a "lock up and leave" or perhaps as a downsize heading into retirement. Inside, the property benefits from a bright and airy open plan lounge/diner with separate kitchen, study, two good size bedrooms, en suite and separate bathroom. The presentation is excellent throughout yet there is still scope to put one's own individual stamp on the interior. Outside, there is off street parking and pretty lawned gardens providing the ideal place to enjoy some summer sunshine and the lovely countryside surrounds. Offered for sale with the benefit of no chain, this is a must view!

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

Front door opens to:

#### **Lounge/Diner 19'1" max 9'3" min x 18'7" max 9'9" min**

Open plan lounge/diner, laid to wood effect floor, french doors to front opening onto decking area, 6 windows, storage cupboard off dining area and second cupboard off lounge area, feature electric fire.

#### **Kitchen 10' 7" x 9' 3" (3.22m x 2.82m)**

Fitted with base and eye level units, worktop, stainless steel sink, integrated appliances to include electric oven and

gas four ring stove, slimline dishwasher, fridge/freezer and washing machine. Window, wood effect flooring.

#### **Bathroom**

Fitted with a three piece suite of WC, sink with underneath storage, bath with electric shower over, obscure window, partially tiled walls, tile effect flooring, heated towel rail.

#### **Study 6' 5" x 5' 0" (1.95m x 1.52m)**

Window.

#### **Bedroom 1 10' 6" x 7' 4" (3.20m x 2.23m)**

Fitted wardrobe, window.

#### **En-Suite**

Fitted with WC, sink with storage below, shower cubicle, tiled effect flooring, heated towel rail, obscure window.

#### **Bedroom 2 10' 7" x 9' 3" (3.22m x 2.82m)**

Wardrobe and french doors opening to the rear decking.

#### **OUTSIDE**

The property has 2 parking space. Steps rise to a decking area with access to the front door.

#### **Garden**

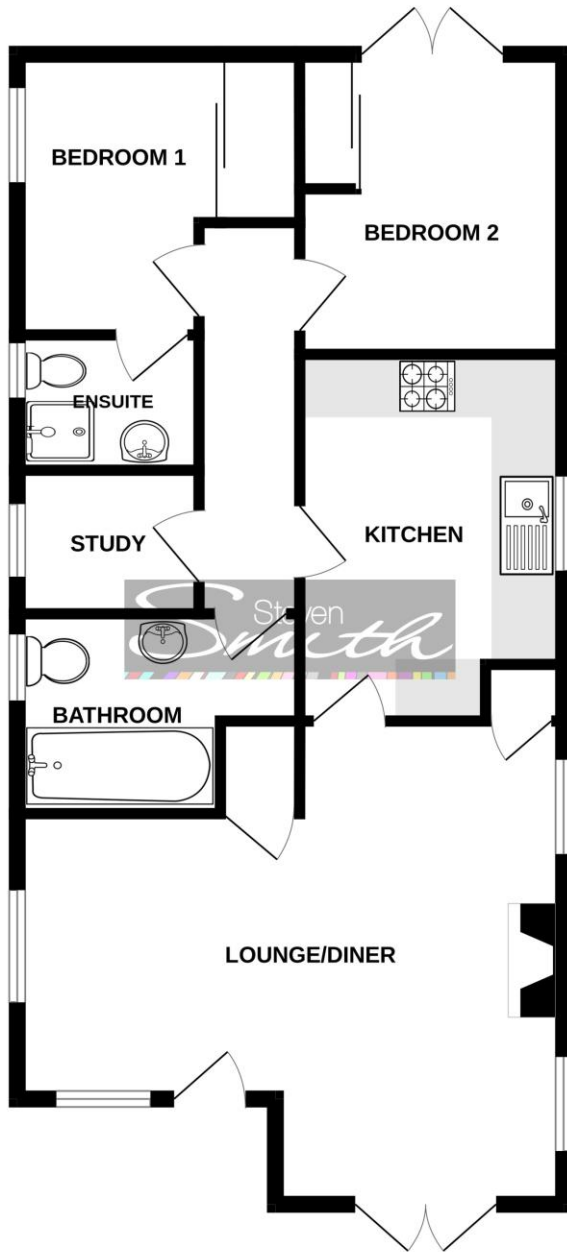
The garden is laid to lawn with a central patio and a decking area to the rear and large shed in corner.

#### **Site Fees**

£1830 annually (£152.50 per month) includes, water sewerage, waste disposal and maintenance of grounds Age 50 plus (this information was supplied by the seller)



# GROUND 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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Park Home



2



Garden



2



A



1

**EPC**

N/A



Heating



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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