



15 Westbourne Crescent, Clevedon, BS21 7YB
£330,000

Steven
Smith

This beautifully presented three-bedroom family home on Westbourne Crescent offers a perfect blend of comfort, style, and convenience. Step inside to find a welcoming entrance hall leading to a spacious living room filled with natural light, kitchen, dining room, utility room and downstairs WC. Upstairs consists of three well-proportioned bedrooms and a stunning family shower room. Outside the property boasts a large, level south-facing garden backing onto the riverbank. Being only a short stroll from the sea front, local schools, parks, and the vibrant town centre, this property is ideal for growing families or anyone looking to enjoy a peaceful coastal lifestyle.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

Wood effect flooring. Stairs to first floor with oak and glass bannister. Door opens to:

Living Room 14' 9" x 11' 10" (4.49m x 3.60m)

Large window to rear garden, wood effect floor.

Kitchen 11' 10" x 9' 11" (3.60m x 3.02m)

Fitted with base units with granite effect worktops, sink with window above overlooking the crescent, integrated five ring gas stone with extractor above, integrated Bosch microwave, grill and oven, integrated dishwasher, space for undercounter fridge.

Dining Room 10' 1" x 7' 11" (3.07m x 2.41m)

Window and door to rear garden.

Utility 13' 2" x 8' 1" (4.01m x 2.46m)

Work surface with storage below, plumbing for washing machine and tumbler dryer, combi boiler, door to garden.

Cloakroom

Suite of WC and sink, obscure window.

FIRST FLOOR

Landing. Access to loft space. Window.

Bedroom 1 13' 1" x 10' 9" (3.98m x 3.27m)

Wood effect flooring, window overlooking the rear garden.

Bedroom 2 9' 9" x 8' 9" (2.97m x 2.66m)

Wood effect floor, window overlooking the rear garden, fitted with mirror wardrobes.

Bedroom 3 7' 10" x 7' 1" (2.39m x 2.16m)

Wood effect flooring, window, fitted wardrobe above stairs.

Shower Room

Stunning shower room, fitted with a suite of WC, sink with storage underneath, shower with waterfall shower and screen, partially tiled walls, tiled floor, obscure window, spotlights.

OUTSIDE

From Westbourne Crescent

Rear Garden

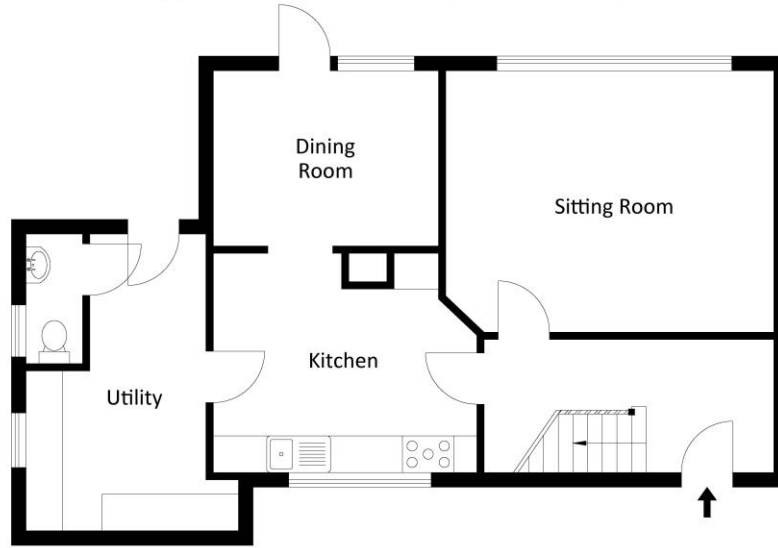
The garden is mainly laid to lawn with a pathway to the rear of the garden, halfway down to the right hand side is a patio area. The garden is predominately south facing and backing onto the riverbank,







15 Westbourne Crescent, Clevedon
Approx. Area 566.30 Sq.Ft - 52.60 Sq.M

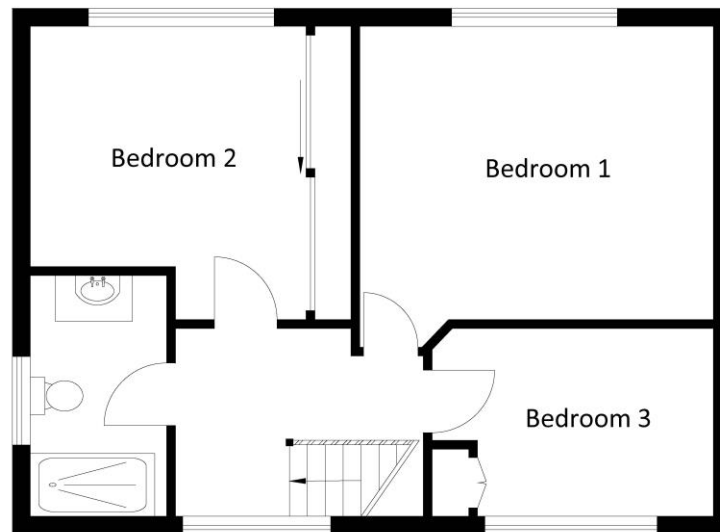


Ground Floor

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.

15 Westbourne Crescent, Clevedon
Approx. Area 452.10 Sq.Ft - 42.0 Sq.M



First Floor

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Semi Detached House



Freehold



3



Garden



1



A



2

EPC

C



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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