



17 Kenn Road, Clevedon, BS21 6EP
£335,000

Steven
Smith

Retaining great character and charm, this Victorian end terrace house is situated in a highly convenient position, just a stone's throw from Clevedon Town Centre, and is certain to make an ideal home for a wide range of perspective purchasers. This welcoming property offers deceptively spacious accommodation comprising cosy sitting room with open fireplace, separate dining room with further feature fireplace and the original solid slate flagstone floor, attractive fitted kitchen and an additional light and airy study/breakfast room with glazed ceiling and access to the rear. To the first floor, there are two well proportioned bedrooms with the second bedroom also giving access to a separate dressing area/further occasional bedroom and a brand new luxurious boutique style bathroom, fitted only in 2024. Throughout, the property is presented in really good order with the delightful period features being perfectly showcased. Outside, the rear is paved for ease of maintenance and provides a delightful space to sit and enjoy some summer sunshine. Kenn Road is an ever popular location providing easy level access to shops, schools and other important amenities. Character homes always generate strong interest and this one is sure to delight!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Stairs to first floor, built in cupboard.

Sitting Room 12' 1" x 12' 1" (3.68m x 3.68m)

Measurements include built in book-shelving to either side of the impressive open fireplace. Wooden panelling, cornicing and ceiling rose, laid to carpet, double glazed sash window looking out onto Kenn Road.

Dining Room 13' 7" x 12' 0" (4.14m x 3.65m)

A lovely room with a feature fireplace, original slate flag stone floor, two windows, understairs cupboard with power. Opening to:

Kitchen/Diner 18'10" x 12'6" max 6'6" min

Beautifully fitted with a comprehensive range of shaker style fronted wall and base units with butchers block work surfaces, Belfast sink with mixer tap. Tiled splashbacks, space for a Range cooker with contemporary extractor hood. Integrated dishwasher, integrated washing machine, dual aspect room. Travertine tiled floor flows through into:

Dining Area 10' 10" x 5' 1" (3.30m x 1.55m)

High vaulted clear glass roof, french doors opening to the courtyard garden.

FIRST FLOOR

Landing. Skylight.

Bedroom 1 13' 6" x 12' 3" (4.11m x 3.73m)

Two sash windows bringing in lots of natural light.

Bedroom 2 13' 7" x 10' 10" (4.14m x 3.30m)

Measurements include a built in cupboard. Feature exposed stone wall, timber beam feature, two accesses to loft space. Sash window overlooking the courtyard garden. Door opens to:

Bedroom 3 9' 10" x 6' 0" (2.99m x 1.83m)

Window to rear.

Bathroom

A stunning bathroom fitted only in 2024, three piece white suite of WC, washhand basin with storage below, bath with waterfall shower above, tiled walls, tiled floor, obscure window, spotlights, towel rail radiator.

OUTSIDE

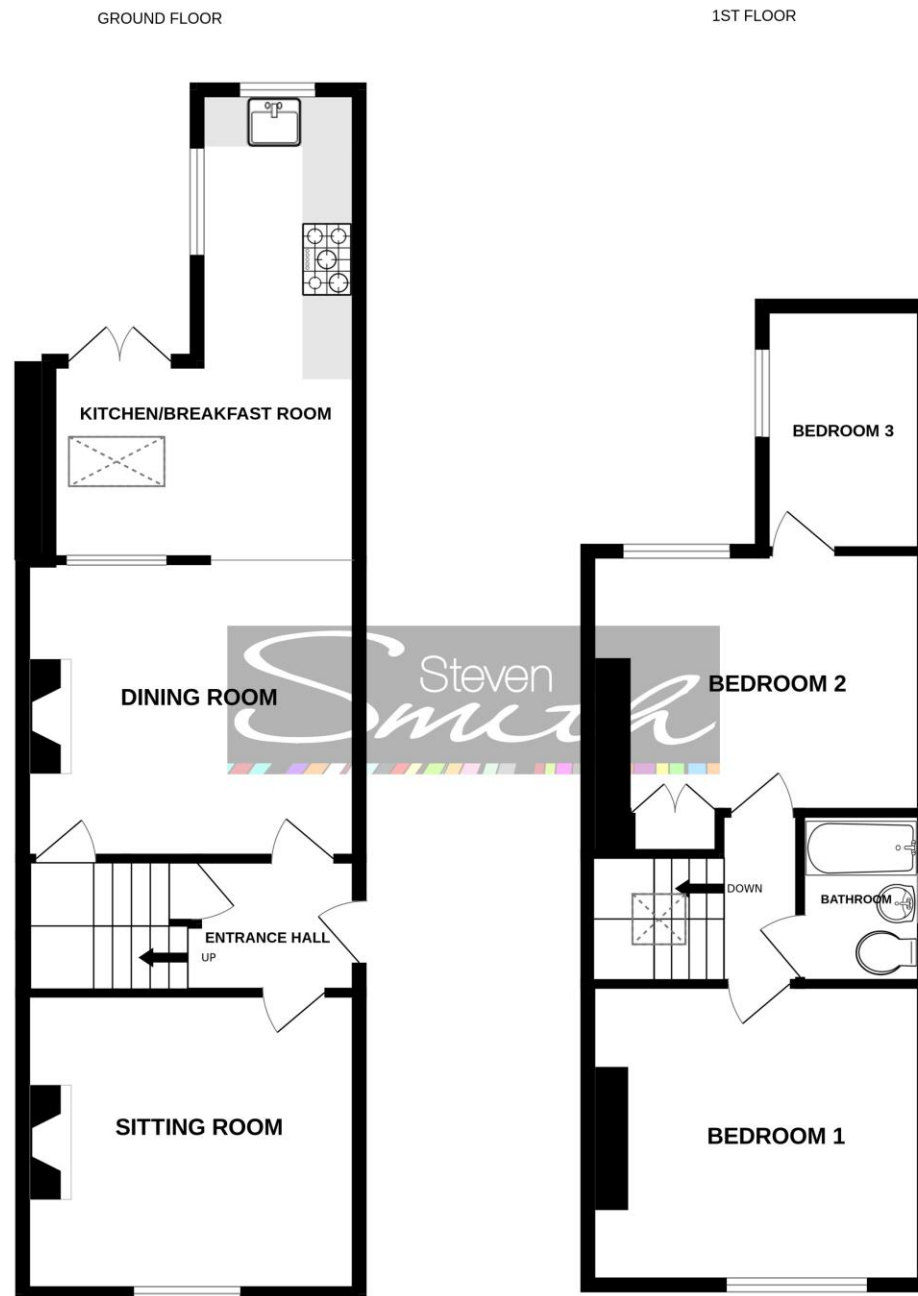
From Kenn Road there is access via two steps to the front garden which is laid to slate shingle with raised sleepers. There is then access to the front door.

Rear Garden

The rear garden is laid to a patio with stone shingle borders, double gates giving access to the side, storage shed and timber shed. The garden is predominantly south west facing, outside water tap.







End of Terrace House



Freehold



3



Courtyard Garden



1



C



2

EPC

E



Gas Central Heating

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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Please Note

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