



37 Halswell Road, Clevedon, BS21 6LE
£395,000

Steven
Smith

This extended semi detached house offers an excellent opportunity for those looking to create a spacious family home in one of Clevedon's popular residential roads. The property is now in need of modernisation, allowing a new owner to put their own stamp on it. Inside, the generous accommodation includes five bedrooms, providing ample space for growing families. Externally, the property benefits from a larger than average rear garden, ideal for families and keen gardeners alike, as well as a garage offering useful storage or parking. From this position, there is easy level access to supermarkets, popular primary schools and Clevedon's vibrant town centre. Sold with no onward chain, this home represents a rare chance to purchase a substantial property in a popular location with enormous potential.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Wood effect floor, stairs to first floor, understairs cupboard.

Sitting Room 12' 6" x 12' 0" (3.81m x 3.65m)

Window overlooking the front garden, gas fire.

Kitchen 10' 10" x 7' 8" (3.30m x 2.34m)

Measurements include an understairs cupboard. Fitted with a range of wall and base units with working surfaces, sink with mixer tap, space for fridge/freezer, gas cooker point, tiled splashbacks, tiled effect floor, door to garage, window overlooking the rear garden. Door opens to:

Dining Room 10' 10" x 9' 2" (3.30m x 2.79m)

Window overlooking the rear garden, access to the gas boiler.

FIRST FLOOR

Landing. Access to loft space and the airing cupboard housing the hot water cylinder.

Bedroom 1 12' 1" x 11' 6" (3.68m x 3.50m)

Measurements include built in wardrobes. Window looking out onto Halswell Road.

Bedroom 2 10' 10" x 10' 3" (3.30m x 3.12m)

Measurements include built in wardrobes. Window overlooking the rear garden.

Bedroom 3 11' 6" x 9' 10" (3.50m x 2.99m)

Window to front.

Bedroom 4 11' 5" x 9' 10" max 6' 10" min

Window to rear.

Bedroom 5 9' 0" x 7' 3" (2.74m x 2.21m)

Measurements include the overstairs area. Window to front.

Shower Room

Three piece suite of WC, washhand basin, walk in shower cubicle with electric Mira Sport shower, partially tiled walls, two obscure windows, extractor fan, towel radiator.

OUTSIDE

From Halswell Road a driveway provides off road parking and leads to the garage. The front gardens have been hard landscaped for ease of maintenance consisting of stone shingle, patio and block paving. There are established shrubs to borders, there is then access via a canopy to the front door. A lockable side gate gives access to:

The Rear Garden

37 Halswell Road certainly has a sizeable rear garden which has been laid to lawn with a pathway leading to the rear of the garden where there is a beautiful Pear tree. The gardens are bound by panelled fencing.

Garage 23' 4" x 9' 11" (7.11m x 3.02m)

With up and over door, power and light, a Belfast sink and plumbing for washing machine. The measurements also include:

WC

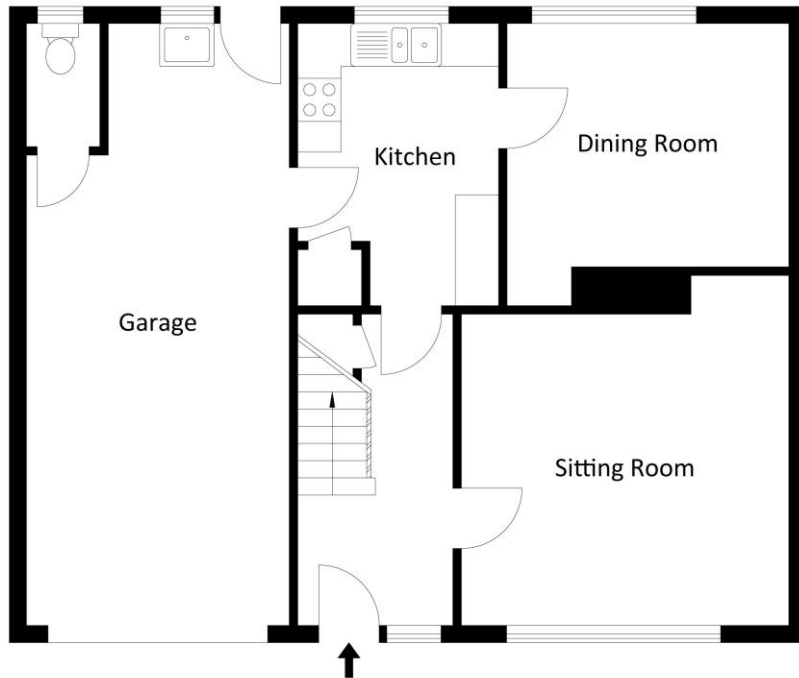
White WC, obscure window.





37 Halswell Road, Clevedon

Approx. Area 666.20 Sq.Ft - 61.90 Sq.M
(Total area includes garage)



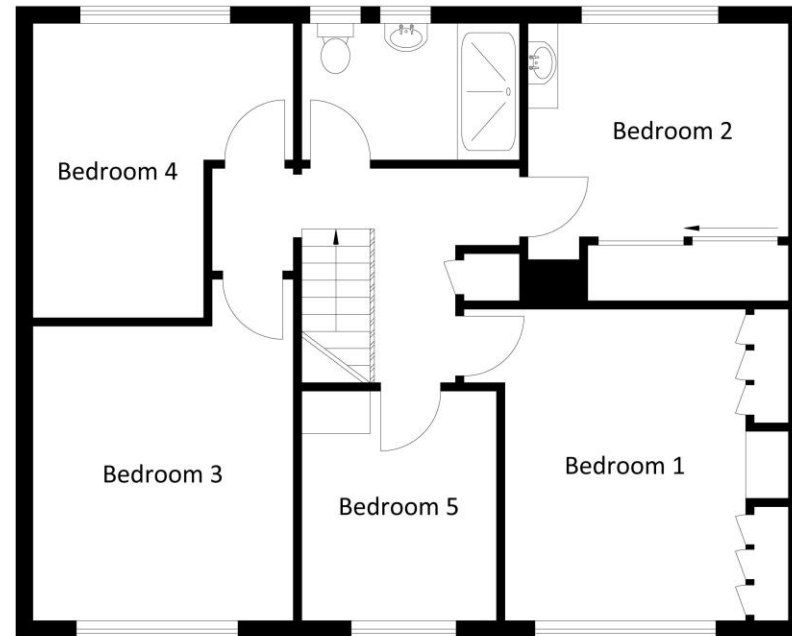
Ground Floor

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.

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Approx. Area 664.80 Sq.Ft - 61.80 Sq.M



First Floor

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Semi Detached House



Freehold



5



Garden



1



D



2

EPC D



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.

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