



187 Old Church Road, Clevedon, BS21 7UD  
**£450,000**

Steven  
*Smith*



Situated in a highly regarded area of Clevedon, this three-bedroom semi-detached home with a self-contained one-bedroom annex offers a rare opportunity for those looking to modernise. The property occupies a generous plot, providing plenty of outside space and potential for further development (subject to the necessary planning consents). The main house features a traditional layout with three bedrooms, two being dual-aspect double and an upstairs bathroom. Downstairs consists of a kitchen along with a bright and spacious, dual aspect lounge/diner. The adjoining annex includes a double bedroom, living space with kitchenette, shower room, and conservatory. This annex space is ideal for extended family, guests, or potential rental income. Although the property is in need of refurbishment and modernisation, it provides a solid foundation for a variety of buyers. Located within easy reach of Clevedon's seafront, Poets Walk, local schools, this is a well-located property with excellent long-term potential.

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

#### **GROUND FLOOR**

Door opens to porch, hall with access to the main house on the right and annex on the left.

#### **Annex**

##### **Bedroom 16' 3" x 8' 3" (4.95m x 2.51m)**

Bay window overlooking the front garden and drive.

#### **Hallway**

Side door to garden.

##### **Shower Room 7' 11" x 3' 8" (2.41m x 1.12m)**

Suite of WC, washhand basin and shower, obscure window.

##### **Living Area 12' 7" x 11' 1" (3.83m x 3.38m)**

Small kitchenette area with stainless steel sink and drainer. Dual aspect room, door opening to:

##### **Conservatory 11' 6" x 9' 8" (3.50m x 2.94m)**

Door to rear garden.

#### **Main House**

##### **Open Plan Lounge/Diner**

A front to back room.

##### **Lounge Area 14' 9" x 13' 4" (4.49m x 4.06m)**

Dual aspect room, electric fire. Flowing through into:

##### **Dining Area 21' 9" x 9' 0" (6.62m x 2.74m)**

Sliding doors out to the garden.

##### **Kitchen 9' 11" x 8' 3" (3.02m x 2.51m)**

Fitted with base and eye level units, worktops with stainless steel sink, integrated electric oven, space for washing machine, larder cupboard, window overlooking the garden.

#### **FIRST FLOOR**

##### **Landing.**

##### **Bedroom 1 12' 10" x 10' 10" (3.91m x 3.30m)**

Dual aspect room.

##### **Bedroom 2 10' 11" x 10' 10" (3.32m x 3.30m)**

Dual aspect room. Two built in cupboards, one housing the gas combi boiler.

##### **Bedroom 3 8' 11" x 6' 6" (2.72m x 1.98m)**

Window to front.

##### **Shower Room 6' 6" x 5' 5" (1.98m x 1.65m)**

Blue suite of WC, washhand basin, shower cubicle obscure window.

#### **OUTSIDE**

Off Old Church Road a driveway providing parking for approximately 4/5 cars and leading to a car port. There is a lawn, established shrubs, perennials, two Pear trees and mature hedging to either side.

#### **Rear Garden**

Outside the property is a patio, laid to lawn with mature shrubs and perennials, garden shed, stone cliff face to rear of garden with mature trees.

**\*\*This property is being sold on behalf of a corporate client. It must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***

**\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***



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



3



Garden



2



D



2

**EPC** D

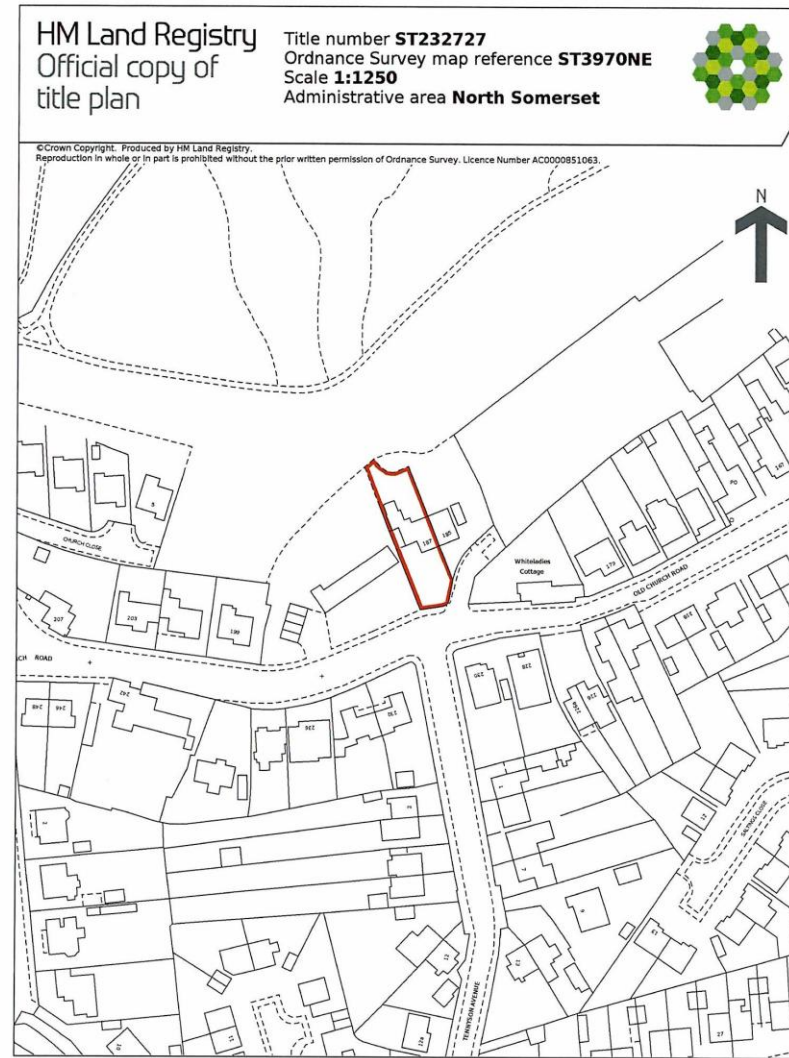


Gas Central Heating



Parking





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#### 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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