



1 Moor Park Court, Clevedon, BS21 6FU
£349,950

Steven
Smith

Offered with no onward chain, this well presented end-terrace townhouse is situated in a central and quiet location within Clevedon. Upon entering, the property flows seamlessly into a bright and airy open plan living area with a separate utility and WC. On the first floor the property boasts two spacious bedrooms, both with integrated wardrobes and a neutral 3 piece family bathroom. The master bedroom is located on the top floor along with a tasteful ensuite shower room. The property also benefits from solar panels, off-street parking and bi-fold doors opening out onto the level south facing garden. With the ease and convenience of being chain free, call us now to arrange a viewing.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Engineered oak floor.

Open Plan Living

Kitchen Area 11' 10" x 8' 2" (3.60m x 2.49m)

Fitted with base and eye level units, working surfaces with sink, integrated four ring gas hob and oven below, space for fridge/freezer, integrated dishwasher, combi boiler, window with shutters overlooking the front.

Lounge/Dining Area 20' 11" x 12' 6" (6.37m x 3.81m)

Engineered oak flooring, bi-folding doors opening to the garden.

Utility 5' 0" x 3' 6" (1.52m x 1.07m)

Plumbing for washing machine. Tiled floor.

Cloakroom

Fitted with WC, sink, tiled floor.

Bedroom 2 12' 6" x 11' 4" (3.81m x 3.45m)

Built in wardrobes. Window to rear overlooking the garden.

Bedroom 3 12' 6" x 8' 2" (3.81m x 2.49m)

Two windows, built in wardrobe.

Bathroom

Fitted with a suite of WC, sink, bath with shower over, shower screen, heated towel rail, tiled floor.

SECOND FLOOR

Landing. Built in wardrobe.

Bedroom 1 14' 10" max x 9' 2" (4.52m max x 2.79m)

Window overlooking the garden.

En-Suite

Fitted with a white suite of WC, pedestal washhand basin, shower cubicle, tiled floor.

OUTSIDE

From Moor Park a private entrance to Moor Park Court opens to a block paved drive which gives access to the parking for Number 1. There is access to the bin storage area and a path which leads to the front door. To the side of the property a lockable gate gives access to:

Rear Garden

A predominantly south facing garden with small patio and laid to lawn, shed to the rear of the garden, trees, side access.





GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1037 SQ.FT. (96.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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-  End of Terrace House
-  Freehold
-  3
-  Garden
-  2
-  C
-  1
- EPC** B
-  Gas Central 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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