



20 Marson Road, Clevedon, BS21 7NN
£485,000

Steven
Smith

Combining a wealth of character features with a highly convenient location, this deceptively spacious period home is an absolute delight! The well proportioned ground floor accommodation begins with a bright and airy sitting room with bay window and fireplace, dining room overlooking the gardens and to the rear of the property, a beautifully fitted kitchen with appliances. This floor also benefits from a useful utility/downstairs cloakroom. To the first floor, the generous split level landing leads to the four bedrooms and a well fitted family bathroom. Throughout, the property is very well presented and its charm is enhanced by the pretty fireplaces, stripped floors and generous bay windows. Outside, the rear garden has been laid to patio for ease of maintenance and the cleverly planted borders add a wonderful splash of colour. Marson Road is situated centrally just above Clevedon's popular town centre giving easy access to the wide array of amenities on offer. A truly superb home which must be viewed!

Accommodation (all measurements are approximate)
GROUND FLOOR

Entrance

Front door opens to:

Entrance Storm Porch

With door leading to:

Entrance Hall

Stripped floorboards, staircase rising to first floor.

Sitting Room 15' 7" into bay x 12' 4" (4.75m x 3.76m)

A bright and spacious room with feature fireplace and large bay window to front aspect.

Dining Room 16' 11" x 12' 6" maximum 10'1" minimum (5.15m x 3.81m)

Delightful dual aspect room overlooking the rear garden, stripped floorboards.

Kitchen/Dining Room 17' 4" x 10' 3" (5.28m x 3.12m)

Beautifully fitted with a matching range of wall and base units with wooden fronts and black granite effect worktops and tiled splashbacks. Integral appliances including electric oven, gas hob with extractor hob and slimline dishwasher. Tile effect flooring. Door to rear garden.

Utility/W.C.

Accessed from the kitchen. Space and plumbing for automatic washing machine, space for tumble dryer. Fitted with w.c. and wash hand basin, obscure window to rear.

FIRST FLOOR

Landing

Split level landing with loft access.

Bedroom One 15' 6" x 10' 11" (4.72m x 3.32m)

Large double bedroom with feature fireplace and bay window to front aspect.

Bedroom Two 12' 8" x 10' 2" (3.86m x 3.10m)

Large double bedroom with feature fireplace and window to rear aspect.

Bedroom Three 12' 9" maximum 10'8" minimum x 10' 1" (3.88m x 3.07m)

Double bedroom with built in storage cupboard. Window to rear.

Bedroom Four/Study 8' 8" x 4' 11" (2.64m x 1.50m)

Single bedroom or useful study area/home office. Window to front.

Bathroom

With white suite comprising w.c., wash hand basin and bath with electric shower over. Partially tiled walls. Window to side.

Outside

Gate leads from Marson Road to the front of the property.

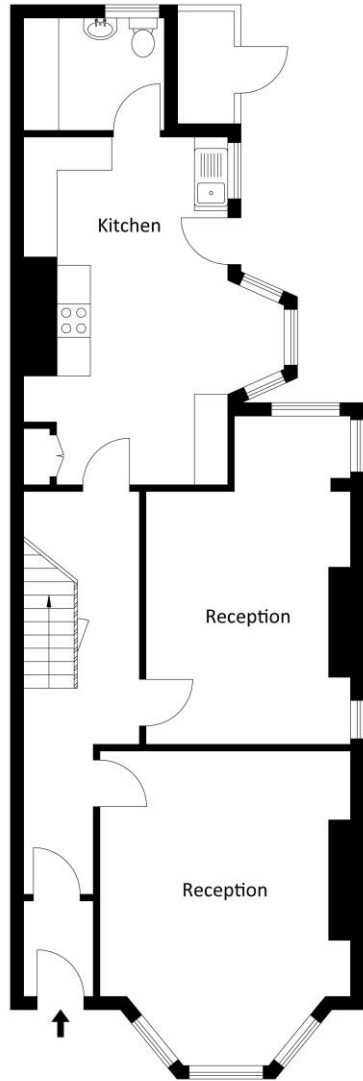
Rear

Pretty rear courtyard mainly laid to patio with beautifully maintained borders. A perfect place to sit and relax. Side access to the front of the property.





20 Marson Road, Clevedon
Approx. Area 667.70 Sq.Ft - 62.04 Sq.M

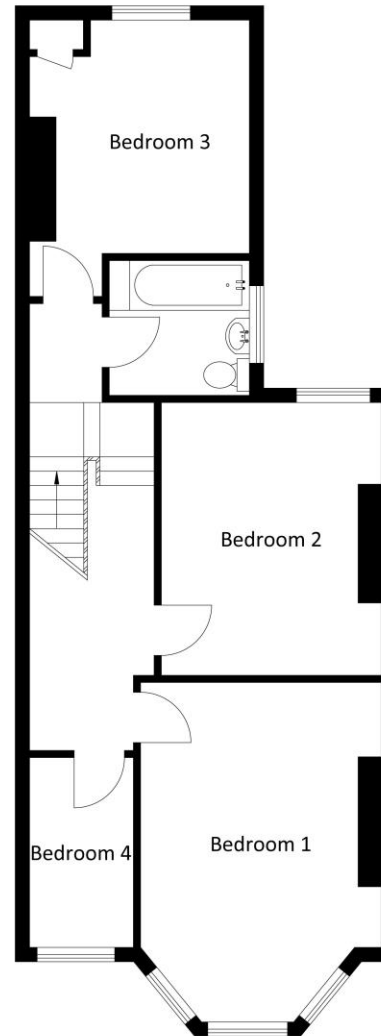


Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurement approximate and no responsibility is taken for any error, omission or measurement.

20 Marson Road, Clevedon
Approx. Area 600.10 Sq.Ft - 55.76 Sq.M



First Floor

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Semi Detached House



Freehold



4



Garden



1



D



2

EPC

D



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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