



71 Coleridge Vale Road North, Clevedon, BS21 6PN
£329,950

Steven
Smith

This established semi detached home is offered to the market with no onward chain and is located in a sought after road within Clevedon, backing directly onto the tranquil Land Yeo River. The property offers versatile accommodation, with the ground floor comprising a spacious sitting room, a modern kitchen diner, a useful utility room, a garden room that could also serve as a fourth bedroom, complete with an adjoining wet room. Upstairs, there are three well proportioned bedrooms and a family bathroom. Outside, the property features a beautifully maintained front garden, while the rear garden is a particular highlight, generous in size, well presented and enjoying a peaceful backdrop overlooking the river. This is a wonderful opportunity to acquire a well positioned home in a highly desirable area.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to hallway with stairs to first floor.

Sitting Room 17' 0" x 12' 3" (5.18m x 3.73m)

Window providing a pleasant outlook over the front garden and playing fields, exposed floorboards, picture rail. Fireplace. French doors open to:

Garden Room/Bedroom 4 9' 8" x 9' 4" (2.94m x 2.84m)

French doors opening to the rear gardens, access to loft space. Door opens to:

Wet Room 9' 4" x 4' 11" (2.84m x 1.50m)

WC, washhand basin, walk in shower.

Kitchen/Diner 13' 2" x 9' 10" (4.01m x 2.99m)

Fitted with wall and base units, electric oven with four ring gas hob, stainless steel extractor hood. Ceramic sink, tiled splashbacks, window overlooking the rear gardens, understairs storage, wood effect flooring. Stable door opening to side of the property. Space for a good size dining table. Opening to:

Utility Room 7' 2" x 6' 9" (2.18m x 2.06m)

Plumbing for washing machine, stainless steel sink with mixer tap. Space for fridge and tumble dryer, access to the gas fired combination boiler. Window to front and window to side.

FIRST FLOOR

Landing. Window overlooking the rear gardens. Exposed floorboards. Access to loft space.

Bedroom 1 12' 3" x 9' 4" (3.73m x 2.84m)

Measurements exclude an overstairs storage cupboard, window providing an outlook over the playing grounds, exposed floorboard.

Bedroom 2 11' 1" x 10' 3" (3.38m x 3.12m)

Window providing the same outlook as the master bedroom, exposed floorboards. Measurements exclude a fitted cupboard.

Bedroom 3 9' 4" x 7' 4" (2.84m x 2.23m)

Window overlooking the gardens towards the river. Measurements exclude a built in cupboard, exposed floorboards.

Bathroom

White suite of washhand basin, bath with hand held shower attachment, window overlooking the rear gardens, wood flooring.

Separate WC

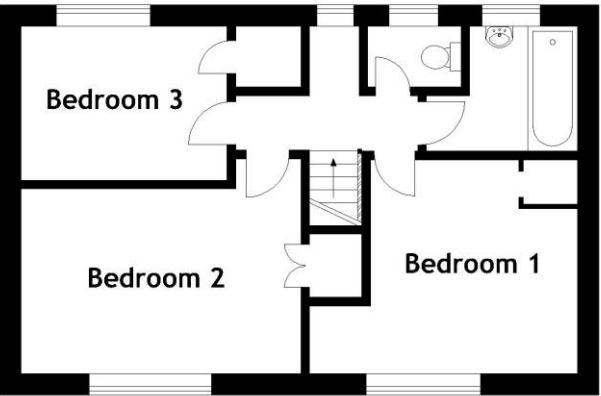
With a WC, window.

OUTSIDE

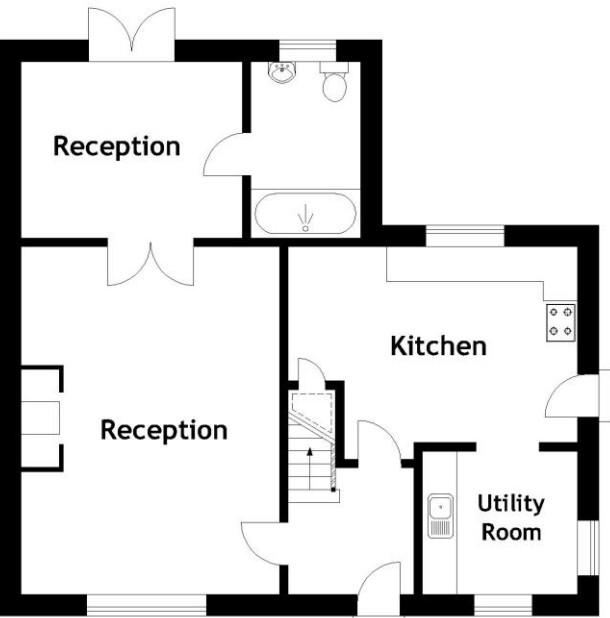
From Coleridge Vale Road North a gate opens to a pathway that leads to the front door and splits a level lawn. There is an established range of shrubs to borders. A pathway extends to the side of the property where there is a lockable wooden gate which then leads to the rear gardens which are a particular delight, with two areas laid to lawn, patio to the rear of the garden with a wooden gate which opens to the river. There is a shed, outside water tap and raised borders with sleepers with pretty shrubs and rockery.



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Approx Area 975.70 Sq. Ft - 90.60 Sq.M



First Floor



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.
Floor plan produced by Westcountry EPC.



 Semi Detached House

 Freehold

 3

 Garden

 2

 B

 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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