



27 Fosseway, Clevedon, BS21 5EQ  
**£259,950**

Steven  
*Smith*



This modern terraced house is offered to the market with no onward chain, making it an ideal choice for first time buyers, investors, or those looking for a smooth and straightforward purchase. The ground floor accommodation comprises a welcoming sitting room, a fitted kitchen, and a bright conservatory that provides additional living space and overlooks the rear garden. Upstairs, the property offers two bedrooms and a bathroom, all arranged off the landing. To the rear is a south west facing garden, perfect for enjoying the afternoon and evening sun. There is also a garage and allocated parking. Situated on Fosseway in Clevedon, the property is located in a popular residential area within this charming coastal town. Clevedon is well known for its Victorian seafront, pier, and attractive mix of independent shops, cafes, and restaurants. There are a range of local schools, leisure facilities, and everyday amenities nearby, along with pleasant coastal and countryside walks. The town also offers good transport links, with Junction 20 of the M5 providing convenient access to Bristol and the wider motorway network.

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

##### **GROUND FLOOR**

Front door opens to hall, stairs to first floor.

**Sitting Room 17'10" x 11'11" max 8'10" min**  
Window looking out over the front gardens, wood effect floor, understairs cupboard, mock built brick fireplace. Opening to:

#### **Kitchen/Breakfast Room 11' 11" x 7' 0" (3.63m x 2.13m)**

Fitted with a range of wall and base units with working surfaces, stainless steel, tiled splashbacks, electric cooker point, plumbing for washing machine, space for under-counter fridge, breakfast bar, tiled effect floor. Window and door opening to:

**Conservatory 9' 5" x 8' 10" (2.87m x 2.69m)**  
Of dwarf wall and PVC double glazed construction with french doors opening to the south westerly facing rear garden, tiled floor.

##### **FIRST FLOOR**

**Landing.** Access to loft space.

#### **Bedroom 1 11'11 max 8'10" min x 11'9"**

Measurements include a built in wardrobe, which also houses the gas fired combination boiler. Window to front.

#### **Bedroom 2 10' 11" x 6' 10" (3.32m x 2.08m)**

Measurements exclude a cupboard. Window overlooking the rear garden.

#### **Bathroom**

Three piece white suite of WC, washhand basin, bath with mains shower, partially

tiled walls, wood effect floor, obscure window, extractor fan.

#### **OUTSIDE**

From Fosseway a pathway leads down to the front door, the front garden is laid to lawn with a small patio area outside of the property.

#### **The Rear Garden**

The rear garden has the added advantage of being south westerly facing and is hard landscaped for ease of maintenance consisting of a patio with small area of artificial lawn and is bound by a mixture of concrete pillared feather-board fencing and panelled fencing. Outside water tap.

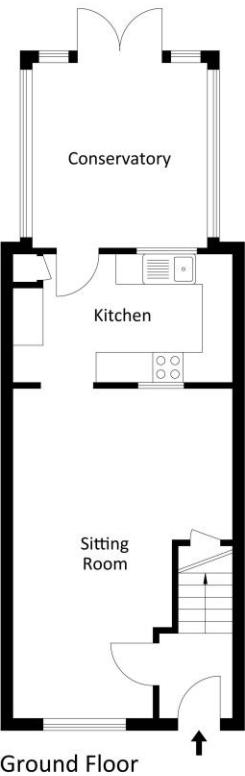
#### **The Garage**

Located nearby is a block of 3 garages and number 27 owns the one in the middle with an allocated parking space out of the front.



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Approx. Area 386.62 Sq.Ft - 35.90 Sq.M

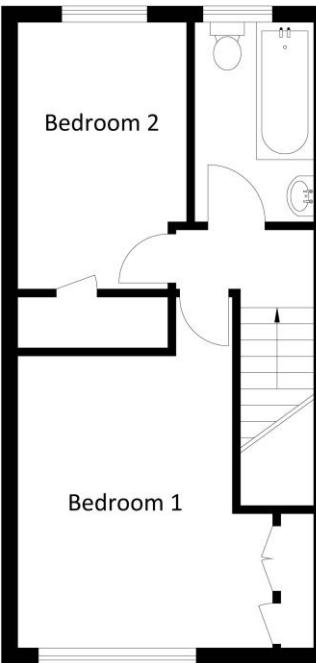


For illustrative purposes only. Not to scale.

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 301.38 Sq.Ft - 28.0 Sq.M



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Terrace House



Freehold



2



Garden



1



B



1

**EPC C**

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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