



8 Westerleigh Road, Clevedon, BS21 7US  
**£479,995**

Steven  
*Smith*





This beautifully presented detached home is perfectly situated in the highly sought after West End of Clevedon, one of the town's most desirable residential areas. Combining space, comfort and a touch of elegance, this property offers an ideal lifestyle for families or professionals looking for a peaceful retreat within easy reach of local amenities. On the ground floor, the welcoming entrance leads to a spacious sitting room, a separate dining room and a versatile garden room that could easily serve as a home office. The kitchen breakfast room provides a sociable and practical space for everyday living, while a convenient WC completes the downstairs accommodation. Upstairs, there are three generously sized double bedrooms and a stylish family bathroom, all beautifully presented to create a calm and comfortable atmosphere. Outside, the home is complemented by a private south facing rear garden, perfect for entertaining or relaxing in the sunshine. There is also a garage and parking for two cars, adding to the property's practicality. Set in Clevedon's picturesque West End, the location offers the perfect blend of countryside charm and coastal appeal. With scenic walks, independent shops and excellent schools nearby, as well as easy access to Clevedon's seafront and motorway links to Bristol, this home offers a wonderful balance of tranquility and convenience, the perfect place to enjoy the best of North Somerset living.

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

### **GROUND FLOOR**

Front door opens to hallway.

#### **Cloakroom**

Suite of WC, washhand basin, window.

#### **Sitting Room 15' 1" x 13' 2" max (4.59m x 4.01m max)**

Window looking out onto Westerleigh Road, feature fireplace, wood effect floor flowing through into:

#### **Dining Room 10' 5" x 9' 3" (3.17m x 2.82m)**

A second reception room with door opening to:

#### **Garden Room/Study 11' 9" x 11' 4" (3.58m x 3.45m)**

A set of french doors connects the space beautifully with the garden, window, wood effect floor.

#### **Kitchen/Breakfast Room 12' 6" x 9' 3" (3.81m x 2.82m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, plumbing for washing machine and dishwasher, space for tumble dryer and fridge/freezer, double electric oven with four ring electric hob and extractor hood, breakfast bar. Access to the Worcester

gas boiler, wood effect floor, door to side and window overlooking the rear garden.

### **FIRST FLOOR**

**Landing.** Window, access to loft space and a cupboard for bed linen etc.

#### **Bedroom 1 12' 7" x 12' 0" (3.83m x 3.65m)**

A lovely master bedroom with a window to rear.

#### **Bedroom 2 12' 0" x 10' 3" (3.65m x 3.12m)**

A window looks out over Westerleigh Road and has views back up towards Dial Hill and the Swiss Valley woods.

#### **Bedroom 3 11' 3" x 9' 6" (3.43m x 2.89m)**

A rare advantage of this property is that it offers 3 double bedrooms, window overlooking the rear garden.

#### **Bathroom**

Four piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with hand held shower attachment and separate shower cubicle with electric Triton shower, obscure window.

### **OUTSIDE**

From Westerleigh Road a block paved driveway provides parking for two cars and leads to the single garage with up and over door and power and light. A pathway splits two areas of lawn with



established shrubs and leads to the front door. Access to the rear garden can be gained via the left hand side.

### **The Rear Garden**

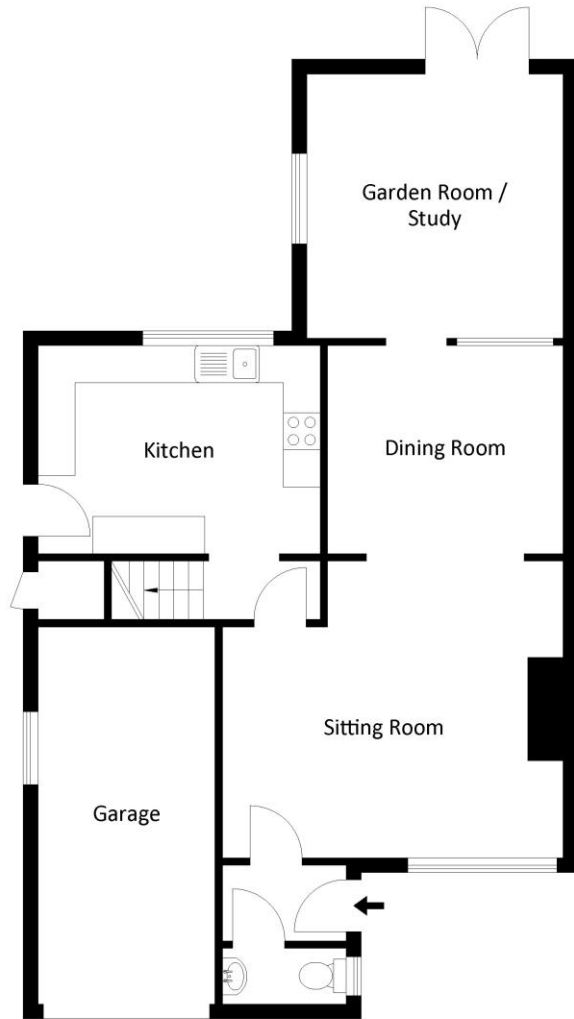
The rear garden is a particular delight and immediately outside of the property is a patio which is ideal for alfresco eating. There is an area of level lawn and a feature pond and the garden is bound by predominantly feather-board fencing and enjoys a great amount of privacy, it also has the advantage of being predominantly south facing, outside water tap.







**8 Westerleigh Road, Clevedon**  
 Approx. Area 758.2 Sq.Ft - 70.4 Sq.M  
 (Total area includes garage)

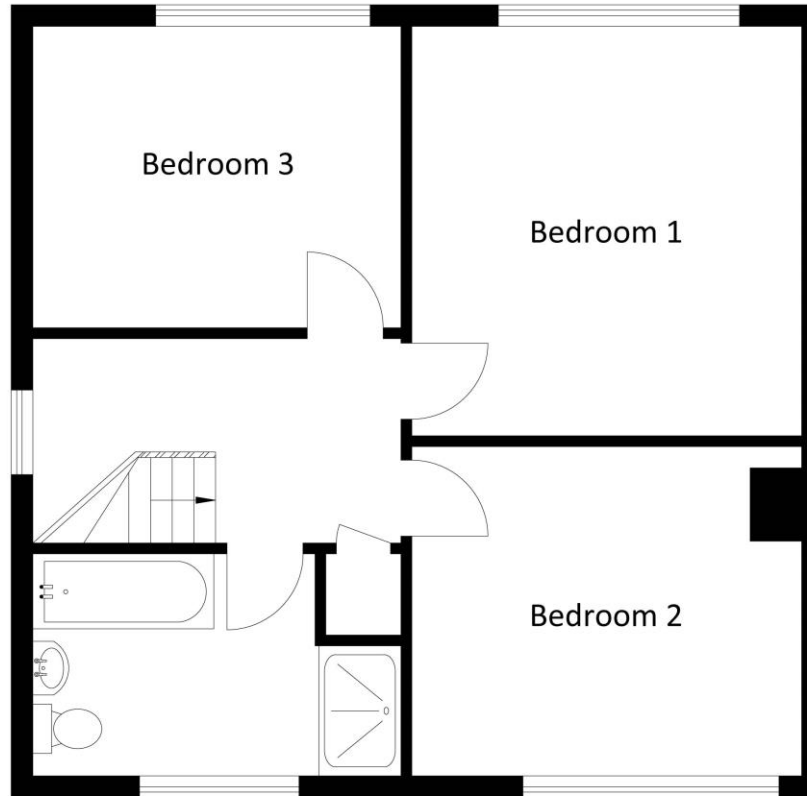


**Ground Floor**

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.

**8 Westerleigh Road, Clevedon**  
 Approx. Area 532.2 Sq.Ft - 49.4 Sq.M



**First Floor**

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Detached House



Freehold



3



Garden



1



D



3

**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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