



15 Marson Road, Clevedon, BS21 7NN  
**£499,950**

Steven  
*Smith*



Enjoying fantastic proportions and an abundance of character and charm, this delightful period property is situated in a convenient location just above Clevedon Town Centre and will make a fabulous family home. With deceptively spacious accommodation set over two levels, the ground floor begins with a sitting room to the front with bay window and welcoming fireplace providing a pleasing focal point. An equally well proportioned dining room leads from the lounge and this total area will make a fantastic space to enjoy gatherings with family and friends. To the rear of the property, the kitchen has been beautifully fitted with a breakfast bar taking centre stage, attractive shaker style units and space for a range cooker to create that really welcoming, homely feel! The first floor provides three double bedrooms and a further single bedroom which could also be an ideal study for those who work from home and family bathroom. Throughout, the property is well presented and has a light and airy yet cosy feel. Outside, the rear garden is laid to patio with a raised decking area perfect for outdoor seating. Marson Road is ideally situated for taking a short stroll into the town centre, which is well served with shops and amenities including a public library, The Curzon Cinema and the ever popular Teatro Lounge for a leisurely weekend brunch. All the lovely restaurants and shops on Hill Road, the Pier and Beach are only a 15 minute walk away. Marine lake with its opportunities for paddle boarding and

swimming only a 20 minute walk away. For those with primary school aged children, St Nicholas Chantry is also within walking distance.

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

#### **GROUND FLOOR**

Front door opens into the entrance hall, providing access to the accommodation. Stairs to first floor.

#### **Sitting Room 13' 6" x 11' 4" (4.11m x 3.45m)**

Bay window with half plantation shutters to front and wood burning stove with feature surround. Stripped floorboards. Opens to:

#### **Dining Room 11' 6" x 11' 4" (3.50m x 3.45m)**

Open fireplace and stripped floorboards. Windows to side and rear.

#### **Kitchen 16' 2" x 11' 3" (4.92m x 3.43m)**

Beautifully fitted with a range of wall and base units with centre island with breakfast bar. Comprising shaker style units with wood-effect working surfaces. Includes integrated Smeg dishwasher, washing machine, tumble dryer and stainless steel sink with drainer. Further space for range cooker and fridge/freezer. Bay window to side, window to rear, stable door to rear garden.

## **FIRST FLOOR**

**Landing.** Access to loft hatch and first floor rooms.

#### **Bedroom 1 14' 5" x 11' 5" (4.39m x 3.48m)**

Double bedroom, bay window to front with half plantation shutters.

#### **Bedroom 2 11' 5" x 11' 5" (3.48m x 3.48m)**

Double bedroom, window to rear.

#### **Bedroom 3 11' 3" x 10' 0" (3.43m x 3.05m)**

Double bedroom, window to rear.

#### **Bedroom 4/Study 8' 0" x 5' 7" (2.44m x 1.70m)**

Single bedroom or useful office space. Window to front.

## **Bathroom**

White suite comprising bath, toilet and sink. Partially tiled walls, vinyl floor, obscure window to side.

## **OUTSIDE**

A gate opens from Marson Road into the front courtyard, with paths leading to the front door and side gate.

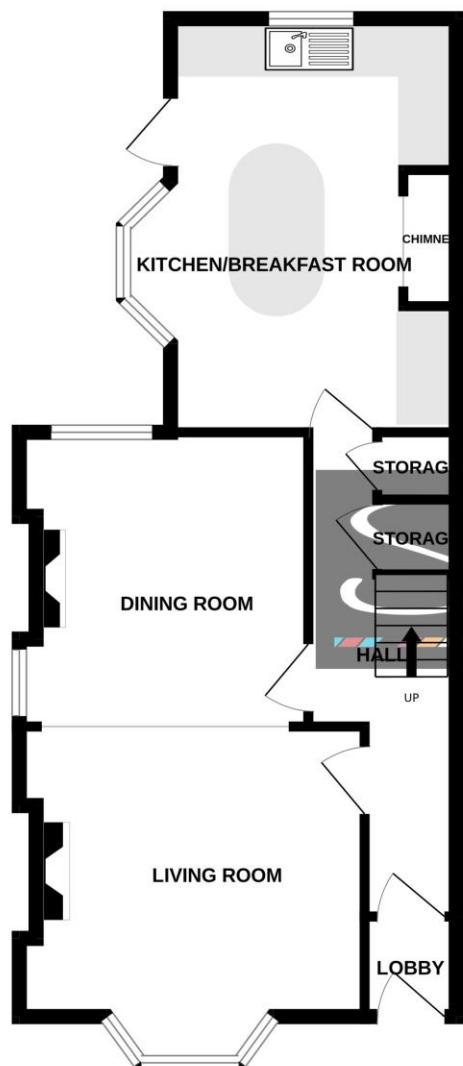
## **Rear Garden**

Laid to patio with mature borders and a raised decking and barbecue area. Access to storage shed.

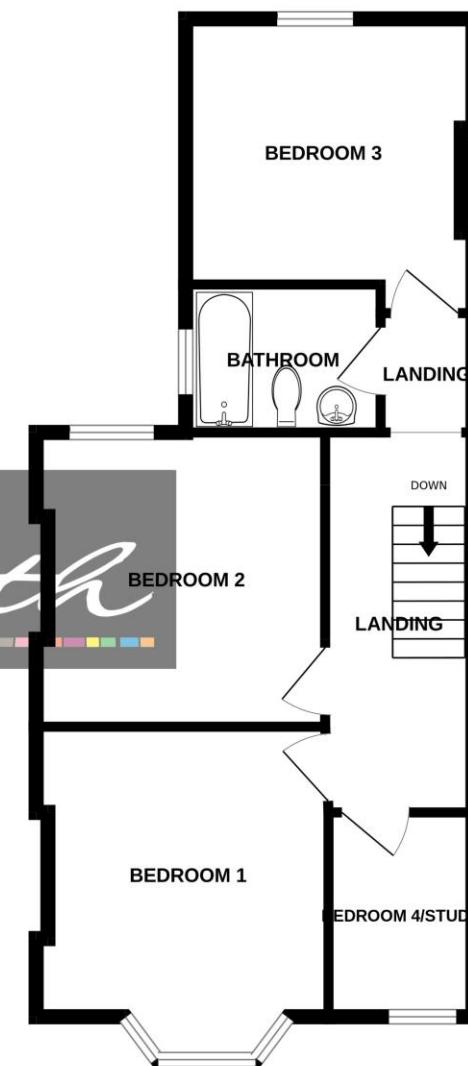




## GROUND FLOOR



## 1ST FLOOR



Semi Detached House



Freehold



4



Garden



1



D



2

**EPC**

D



Gas Central Heating

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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#### 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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