



25 Princes Road, Clevedon, BS21 7SY  
£1,100,000

Steven  
*Smith*



Do you want an impressive Victorian house which is within easy access of Hill Road and Clevedon's sea front? Then this is the house you must view! It is very rare that a nine bedroom, three reception rooms and four bathrooms residence becomes available in the sought after mid Clevedon. The gardens are very impressive and there is a double garage with plenty of off road parking. The views are incredible and stretch over mid Clevedon towards the Welsh coastline.

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

#### **GROUND FLOOR**

Front door opens into entrance vestibule with door opening to:

#### **The Grand Reception Hall**

Magnificent space with staircase to first floor. Ornate ceiling coving, two ceiling roses, picture rail.

#### **Cloakroom**

Beautifully fitted with a white suite of WC, floating sink with storage below. Fully tiled walls and floor. Contemporary chrome radiator. Obscure window, spotlights.

#### **GROUND FLOOR FURTHER ACCOMMODATION**

A door from the main hallway opens to a small porch with door to rear garden.

Door opens to:

#### **Wet Room**

Beautifully fitted with a walk in shower, fully tiled walls, tiled floor, ladder radiator, window to rear.

#### **BASEMENT**

Steps descend to the basement.

#### **Basement Room 1 18' 4" x 14' 4" (5.58m x 4.37m)**

Window to front.

#### **Basement Room 2**

Storage to the right hand side and at the rear a door opens and gives access to the hot water cylinder.

#### **Basement Room 3**

Storage to the right hand side and at the rear a door opens to the boiler room which houses 2 Vaillant boilers.

#### **Basement Room 4**

Currently being used for further refrigeration. Storage.

#### **GROUND FLOOR**

#### **Drawing Room 35' 6" into bay x 14' 10" (10.81m into bay x 4.52m)**

An incredible room with a stunning fireplace, bay window to front, picture rail, ornate ceiling coving, two ceiling roses, two windows to side and door opening to:

#### **The Veranda**

A secluded space which will enjoy a good amount of the summer sun.

#### **Sitting Room 20' 6" into bay x 14' 10" (6.24m into bay x 4.52m)**

The telly room with window to front, picture rail, ornate ceiling coving, ceiling rose.

#### **Dining Room 19' 9" x 10' 7" (6.02m x 3.22m)**

Two windows to side and opening to:

#### **Kitchen/Breakfast Room 19' 9" x 10' 7" (6.02m x 3.22m)**

Beautifully fitted with a range of wall and base units with granite working surfaces, stainless steel sink with mixer tap, integrated dishwasher, space for electric oven with concealed extractor hood. Space for American style fridge/freezer. Breakfast bar. Window providing a lovely outlook over the rear gardens. Two further windows. Tiled floor. Door to rear garden.

#### **FIRST FLOOR**

**Half landing.** Window overlooking the rear gardens.

#### **Storage cupboard**

A place for shoes and coats etc.

Steps rise to:

#### **FIRST FLOOR**

**Landing.** With stairs to second floor.

#### **Master Bedroom 16' 10" x 15' 0" (5.13m x 4.57m)**

Measurements include built in bedroom furniture. Picture rail. Two windows looking out onto Princes Road. Double doors open to:

#### **En-Suite**

Beautifully fitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below. King size shower cubicle, fully tiled walls and



floor. Ladder radiator, spotlights, obscure window.

**Bedroom 2 17' 7" x 14' 10" (5.36m x 4.52m)**

Measurements include built in bedroom furniture, shower cubicle with mains shower. Two windows looking out onto Princes Road. Picture rail.

**Bedroom 3 14' 10" x 14' 7" (4.52m x 4.44m)**

Measurements include built in bedroom furniture. Two windows to side.

**Bedroom 4 14' 11" x 13' 1" (4.54m x 3.98m)**

Measurements include built in bedroom furniture. Two windows providing a pleasant outlook over the rear gardens and the neighbouring Clevedon Tennis Club and also towards the Welsh hills in the far distance.

**Family Bathroom 10' 11" x 7' 10" (3.32m x 2.39m)**

A magnificent bathroom with three piece white suite of WC, washhand basin set into vanity unit, freestanding central bath. Fully tiled walls and floor. Ladder radiator. Spotlights. Window to front.

**SECOND FLOOR**

Landing. Window to rear.

**Bedroom 5 19' 0" x 15' 1" (5.79m x 4.59m)**

This room has two windows predominantly facing south west with channel glimpses towards the Welsh coastline.

**Bedroom 6 16' 8" x 15' 0" (5.08m x 4.57m)**

Two windows to front.

**Bedroom 7 16' 9" x 14' 7" (5.10m x 4.44m)**

Two windows looking out onto Princes Road and providing a southerly outlook towards the Mendips in the far distance.

**Bedroom 8 14' 9" x 13' 4" (4.49m x 4.06m)**

Window overlooking the rear gardens with views of the Bristol Channel and Welsh coastline in the far distance and to the right hand side back up to the houses on Dial Hill.

**Bedroom 9 10' 9" x 7' 11" (3.27m x 2.41m)**

Window to front.

**Bathroom**

Beautifully fitted with a three piece white suite of WC, washhand basin set into vanity unit with storage below. Shower bath with an impressive mains shower with many jets. Fully tiled walls, tiled floor, chrome ladder radiator, window, spotlights. Access to loft space.

**OUTSIDE**

From Princes Road wrought iron gates open to the front of Number 25 which has been cleverly block paved with an array of established shrubs and perennials to borders. There is also a detached double garage to the left hand side of the property. Access to the rear of the property can be gained via the right hand side with a lockable gate providing further car parking which passes past the house and leads to the:

**Rear Garden**

Without a doubt one of the major selling points to 25 Princes Road is its level rear garden which enjoys a good amount of the sun. There is a spacious lawn and at the rear of the garden a raised patio and a summer house. Four steps rise to a patio immediately outside of the house which is a great space to bbq etc. This connects beautifully to the main house. The borders are well stocked with established shrubs, small trees and perennials.











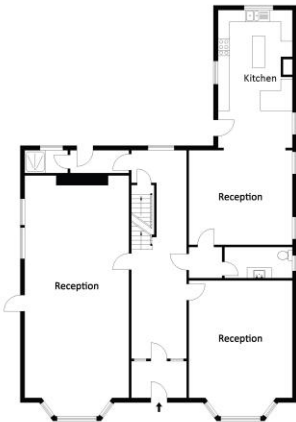
25 Princes Road, Clevedon BS21 7SY  
Approx. Area 1356.20 Sq.Ft - 126.00 Sq.M



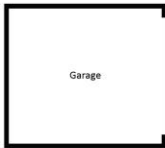
First Floor

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.

25 Princes Road, Clevedon BS21 7SY  
Approx. Area 2029.00 Sq.Ft - 188.50 Sq.M  
(Total area includes garage)



Ground Floor



Garage

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25 Princes Road, Clevedon BS21 7SY  
Approx. Area 1353.40 Sq.Ft - 125.70 Sq.M



Second Floor

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Approx. Area 779.90 Sq.Ft - 72.50 Sq.M



Basement

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Detached House



Freehold



9



Garden



4



H



3

EPC

E



Heating



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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

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