



12 CHERRYHAY, CLEVEDON, BS21 5EH

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CLEVEDON, BS21 5EH

£249,000
GUIDE PRICE

SUMMARY

Perfect for a first time buyer looking to get onto the property ladder, Cherryhay is an inviting residence that offers light-filled, thoughtfully arranged living space across two floors. A private pathway guides to the front entrance, opening into a welcoming hallway with stairs rising to the upper level. The principal reception room comprises a generous sitting room, enjoying views out across the quiet street scene of Cherryhay and centered around a feature electric fire that creates a cozy focus. Positioned to the rear, the kitchen is fitted with a comprehensive range of base and wall units complemented by ample work surfaces, a stainless steel sink, and a full suite of essential appliances. Extending the ground-floor accommodation further, a light-filled conservatory opens directly onto the rear garden via patio doors, creating a seamless connection between indoor and outdoor living space.

The first floor hosts two well-proportioned bedrooms, both benefitting from built-in wardrobes that maximize floor space and storage efficiency. These bedrooms are served by a contemporary shower room, fitted with a classic white suite comprising a wash hand basin with integrated storage, a step-in shower enclosure, partially tiled walls, and an obscure-glazed window.

Externally, the home has been designed with low-maintenance outdoor enjoyment in mind. The front approach is laid to patio, while the fully enclosed rear garden features a lawn framed by borders, stone shingle accents, and a dedicated patio area for alfresco dining. Practicality is further enhanced by a garage situated in a nearby block alongside convenient on-road parking immediately outside the property, which can be accessed via a back gate.

LOCATION

Cherryhay enjoys a prime, well-connected position within a peaceful residential cul-de-sac, striking an effortless balance between quietude and immediate access to key local infrastructure. The setting is exceptionally convenient for families and active daily living, situated within easy reach of well-regarded local primary schools, major supermarkets, and Clevedon's comprehensive leisure center. A network of level, linked pedestrian footpaths also provides a pleasant walk directly into the bustling town center, where a broad array of daily amenities, healthcare practices, and essential services can be found.

Commuters and travelers benefit from excellent regional transport links throughout North Somerset and beyond. Junction 20 of the M5 motorway is reachable within minutes, facilitating direct, efficient travel northbound into Bristol city center and southbound towards the West Country. For regional and national rail journeys, mainline train services operate regularly from nearby Yatton and Nailsea & Backwell stations, offering swift direct routes to Bristol Temple Meads and London Paddington. Furthermore, a reliable local bus network serves the immediate area, while Bristol International Airport is conveniently situated within a short drive.

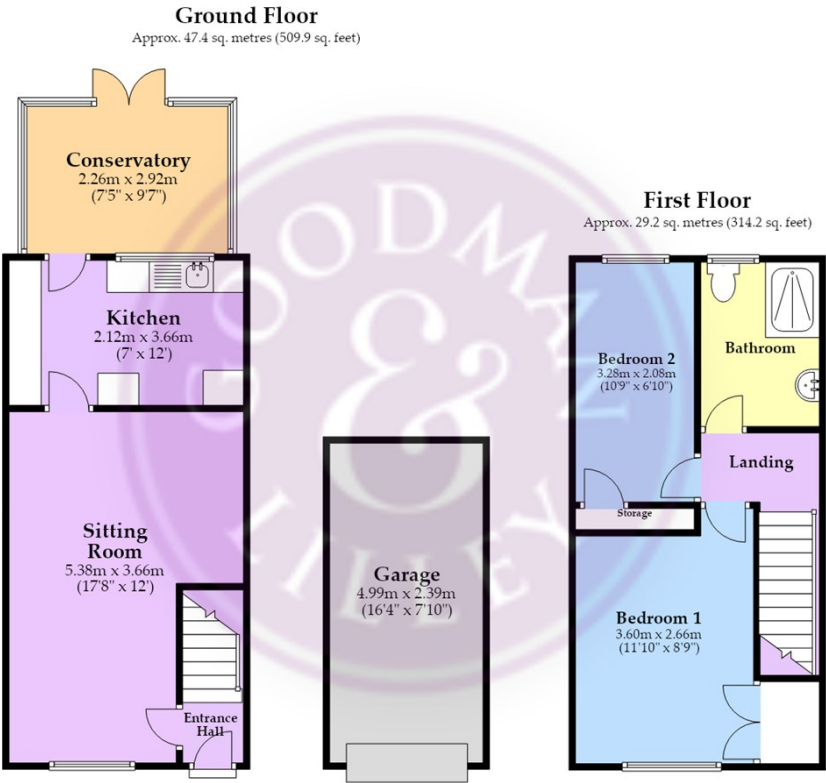
ADDITIONAL INFORMATION

Tenure; Freehold
Council tax band; B (North Somerset Council)
EPC; D (valid until 2027)
Services; Mains gas, electric, water & drainage





FLOORPLAN



Total area: approx. 76.6 sq. metres (824.1 sq. feet)

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.

Plan produced using PlanIt



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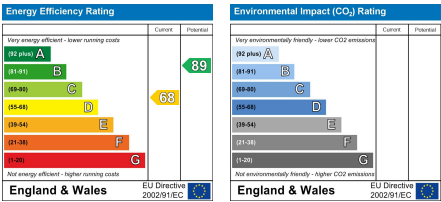
2 Bedrooms
Tenure - Freehold

2 Reception Rooms
Total 824.10 sq ft

1 Bathrooms
Council tax band - B

- Chain free
- Two bedrooms
- Garage

- Quiet cul-de-sac location
- Enclosed private garden
- Level access to town & local amenities



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm