



9 Coach House Terrace, Strode Road, Clevedon, BS21 6FP  
**£403,995**

Steven  
*Smith*

This modern townhouse is ideally located in the sought after coastal town of Clevedon, just a short stroll from the seafront and town centre. Designed with contemporary living in mind, the property offers spacious and well proportioned accommodation across three levels. The ground floor features a welcoming entrance into the sitting room, a stylish open plan kitchen and dining area with convenient access to the rear garden. Upstairs, the living room enjoys ample natural light and a comfortable setting for relaxing or entertaining. The three bedrooms are arranged over the upper floors, including a generous principal bedroom with en suite, while the additional bedrooms are perfect for family, guests, or home office use. Finished to a high standard throughout, this property combines modern comfort with a prime location, offering a perfect blend of coastal and town lifestyle. There is also no chain!

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

#### **GROUND FLOOR**

Front door opens to:

#### **Sitting Room 13' 0" x 10' 2" (3.96m x 3.10m)**

Measurements exclude an understairs cupboard. Wood effect floor, window to front. Door opens to:

#### **Hallway**

Stairs to first floor, wood effect floor.

#### **Cloakroom**

White suite of WC, washhand basin, wood effect floor, extractor fan.

#### **Kitchen/Diner 13' 2" x 12' 10" (4.01m x 3.91m)**

Beautifully fitted with a comprehensive range of high gloss fronted wall and base units incorporating butchers block effect work surfaces, stainless steel sink, double electric oven, four ring gas hob with contemporary extractor hood. Integrated appliances to include washing machine, dishwasher and fridge/freezer. Access to the gas fired boiler. Wood effect floor, tiled splashbacks, french doors opening to the rear garden.

#### **FIRST FLOOR**

Landing. Stairs to second floor, built in cupboard.

#### **Lounge 13' 0" x 10' 11" (3.96m x 3.32m)**

A juliet balcony looks out to Strode Road.

#### **Bedroom 1 13' 2" x 13' 0" (4.01m x 3.96m)**

Measurements include the en-suite and a built in wardrobe. Window to rear.

#### **En-Suite**

Fitted with a three piece white suite of WC, washhand basin, corner shower cubicle with electric Triton shower, partially tiled walls, chrome ladder radiator, extractor fan.

#### **SECOND FLOOR**

**Landing.** Skylight, access to loft space and two built in cupboards.

#### **Bedroom 2 13' 0" x 10' 11" (3.96m x 3.32m)**

Measurements exclude a built in cupboard. Window looking out onto Strode Road.

#### **Bedroom 3 13'0" x 9'1" max 6'8" min**

Window looking out onto Fearnville.

#### **Bathroom**

Three piece white suite of WC, washhand basin, bath with mains shower and glass shower screen door. Partially tiled walls, chrome ladder radiator, extractor fan.

#### **OUTSIDE**

From Strode Road a wrought iron pedestrian gate opens to the front with a staircase rising to the first floor. The front garden has been hard landscaped for ease of maintenance consisting of patio and slate.

#### **The Rear Garden**

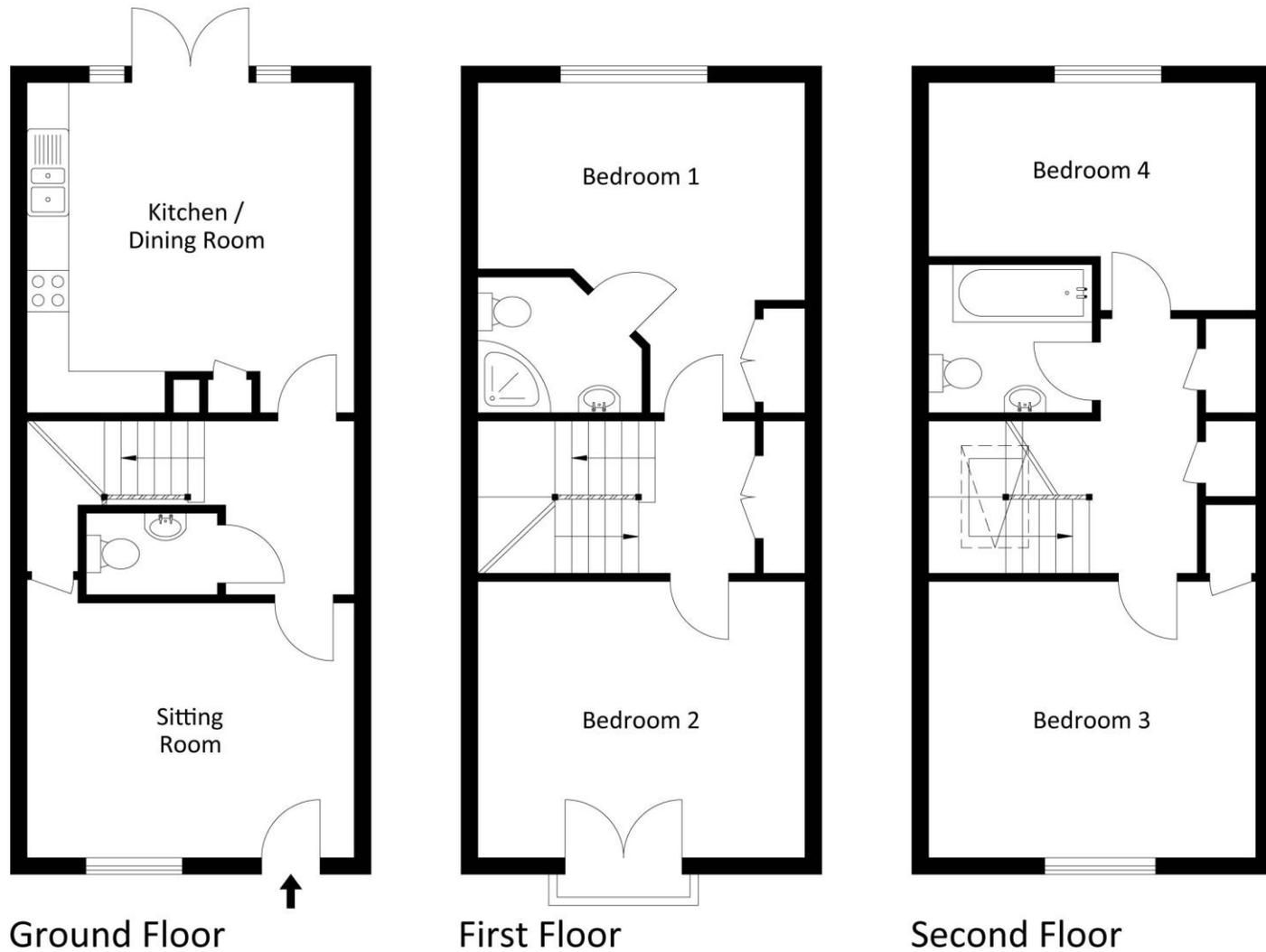
The rear garden can be accessed via the kitchen/diner, there is a patio and an area of artificial lawn and is bound by feather-board fencing and access to a small garden shed. A lockable gate gives access to the rear of the property where number 9 has one allocated parking space.





# 9 Coach House Terrace, Clevedon

Approx. Area 394.9 Sq.Ft - 36.7 Sq.M



-  Terrace House
-  Freehold
-  3
-  Garden
-  2
-  D
-  2
- EPC** B
-  Gas Central Heating
-  Parking

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.





#### 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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