



15 Sheldon Close, Clevedon, BS21 6YE
£309,950

Steven
Smith

This spacious three bedroom semi detached family home is perfectly situated on the level in a popular and quiet cul de sac within Clevedon. Offered to the market with the distinct advantage of no onward chain, this property presents a fantastic opportunity for buyers looking to put their own stamp on a home, as it comfortably requires a little cosmetic modernisation throughout.

Stepping inside, the ground floor layout features a spacious lounge diner that acts as the social heart of the house, providing plenty of room for both relaxed seating and a family dining setup. The separate kitchen is practical and functional, offering a solid base with direct access out to the driveway, making it ideal for day to day living or future reconfiguration.

Upstairs, the property boasts three well proportioned bedrooms alongside a practical family shower room.

The exterior spaces are a true highlight of this property. To the front, a neat gravelled garden sits alongside a generous block-paved driveway, providing ample off road parking that leads down the side of the house to a secure single garage. The rear garden is fully enclosed and pleasantly private, featuring a great balance of a paved patio area for outdoor dining, a level lawn and a useful storage shed.

Located within easy reach of Clevedon's local amenities, excellent schools, and level walking routes, this home is an ideal project for growing families or investors alike.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to hall, stairs to first floor. Door opens to:

Lounge/Diner 21'11" x 13'5" max 8'2" min

A front to back room with a bay style window overlooking the garden and a patio door opening to the rear garden.

Kitchen 8' 11" x 8' 2" (2.72m x 2.49m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, gas and electric cooker point, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, tiled effect floor, window overlooking the rear garden and door giving access to the driveway. Measurements exclude an understairs cupboard/pantry.

FIRST FLOOR

Landing. Access to loft access, window to side and a cupboard.

Bedroom 1 11' 0" x 8' 7" (3.35m x 2.61m)

Window looking out onto Sheldon Close.

Bedroom 2 10' 9" x 8' 7" (3.27m x 2.61m)

Window overlooking the rear garden.

Bedroom 3 7' 11" x 7' 9" (2.41m x 2.36m)

Window to rear.

Shower Room

Fitted with a three piece white suite of WC, washhand basin with storage below, corner shower cubicle with mains shower, fully tiled walls and floor, chrome ladder radiator, window to front, extractor fan.

OUTSIDE

From Sheldon Close a block paved driveway extends down the side of the property leading to the kitchen door and the garage. The front garden is laid to slate shingle and then there is access to the front door.

Rear Garden

Which can be accessed via the lounge/diner, immediately outside of the property is a patio which opens up to an area of level lawn and to the right hand side slate shingles. The garden is bound by the left hand side by concrete pillared panelled fencing and panelled fencing to the right hand side. There is a brick wall at the end of the garden and some shrubs. Outside water tap and personal door giving access to:

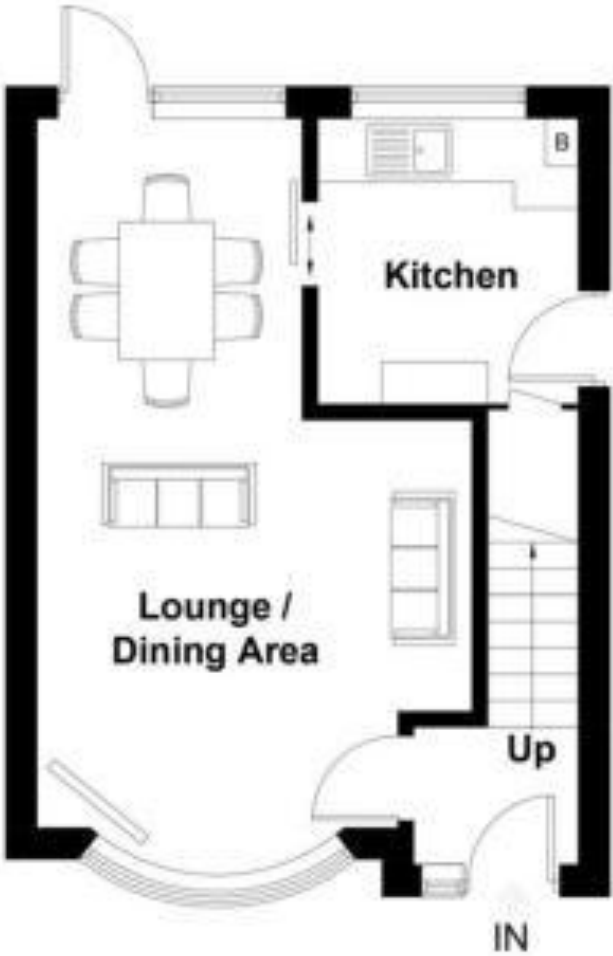
The Garage 17' 4" x 8' 1" (5.28m x 2.46m)

Up and over door, power and light. There is also plumbing for washing machine.

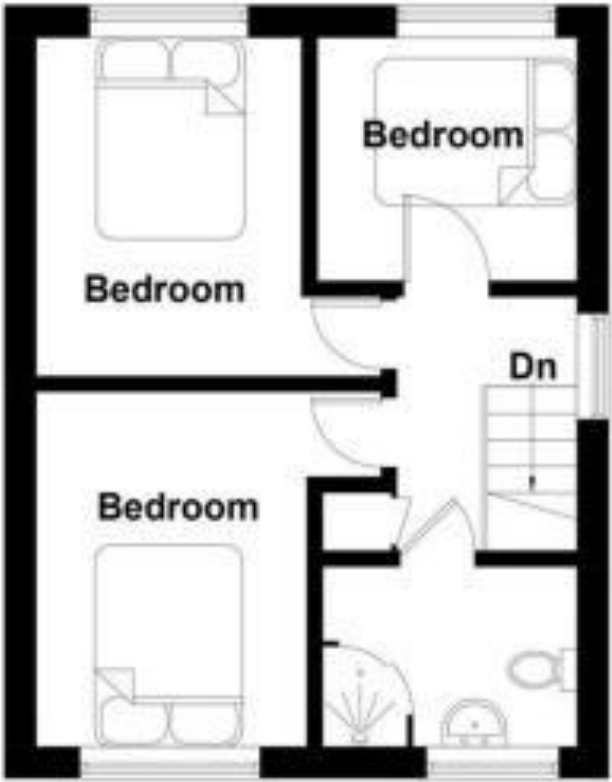




Approx. Gross Area = 753 Sq.Ft - 70 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID552485

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 EPC Provision.com



Semi Detached House



Freehold



3



Garden



1



C



1

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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