GOODMAN & LILLEY



8 WELLS ROAD, CLEVEDON, BS21 6LA

GUIDE PRICE £325,000

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CLEVEDON, BS21 6LA

SUMMARY

Offered to the market with the distinct advantage of no onward chain, this delightful home is approached via a welcoming entrance porch that opens into a hallway, setting an inviting tone for the accommodation beyond. Positioned at the front, a modern fitted kitchen enjoys a pleasant outlook over the private front garden, while to the rear, a cosy living room features a charming focal fireplace. This comfortable reception space flows seamlessly into a bright conservatory, offering versatile potential as a dining area, playroom, or secondary sitting space that overlooks the main garden.

The first floor hosts three well-proportioned bedrooms, providing excellent flexibility for growing families, visiting guests, or modern work-from-home requirements. Serving the bedrooms is a neatly presented family bathroom, completing a balanced and practical internal layout designed for effortless everyday living.

Outside, the surrounding gardens serve as a particular highlight, thoughtfully arranged to make the most of natural sunlight and privacy. An easterly-facing front garden catches the morning light, whereas the private west-facing rear garden captures the warmth of the afternoon and evening sun, creating a perfect backdrop for outdoor relaxation and entertaining. Practicality is further enhanced by allocated parking situated conveniently at the end of the shared driveway.

LOCATION

Wells Road occupies a quiet and established cul-de-sac setting in Clevedon, perfectly balancing a peaceful residential feel with easy access to the vibrant town centre, local supermarkets, iconic Victorian seafront, and renowned Marine Lake. Placing residents within one of North Somerset's most desirable coastal towns, the location delivers an immediate sense of privacy and everyday convenience for both families and professionals.

Connectivity is effortless, with Junction 20 of the M5 providing swift routes to Bristol and the South West. Nearby mainline rail links at Yatton and Nailsea & Backwell offer direct services to Bristol Temple Meads and London Paddington, making regional travel and commuting seamless.

Families benefit from exceptional local schooling options, including several well-regarded primary schools and the reputable Clevedon School for secondary and sixth-form education, alongside easy access to wider North Somerset independent schools.

ADDITIONAL INFORMATION

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













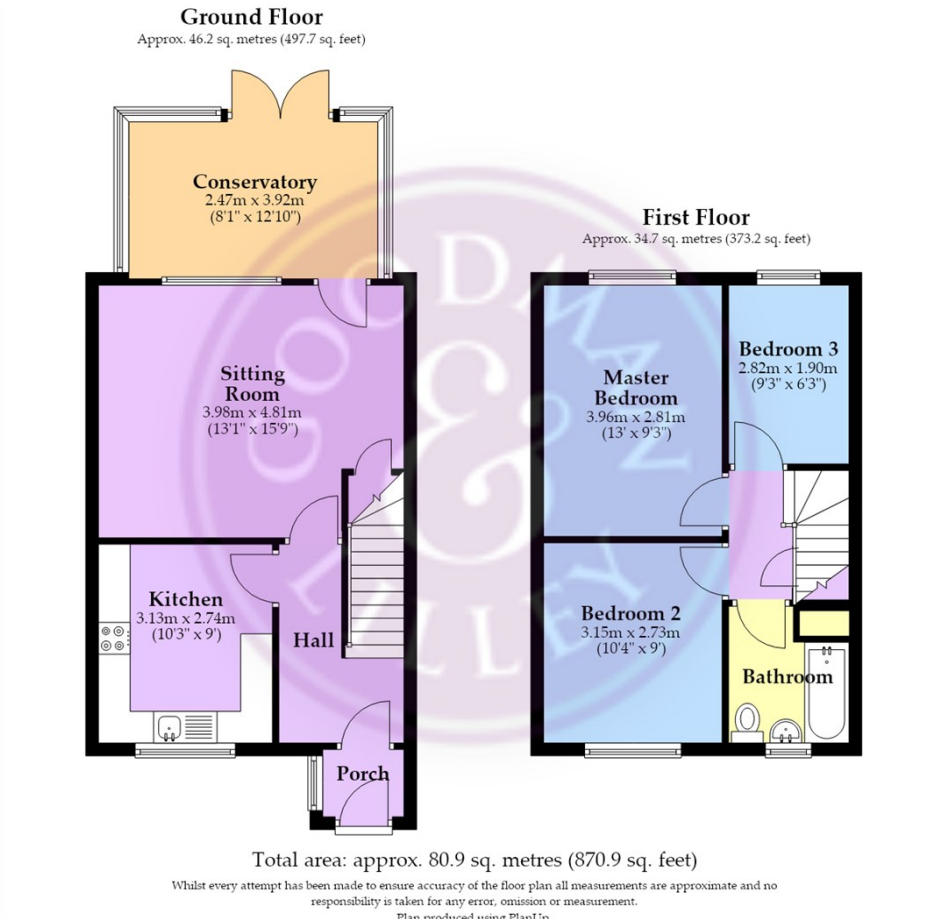








FLOORPLAN



Total area: approx. 80.9 sq. metres (870.9 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 PlanUp.

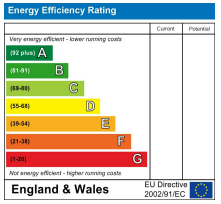
3 Bedrooms
Tenure - Freehold

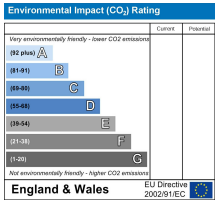
1 Reception Rooms
Total 870.90 sq ft

1 Bathrooms
Council tax band - D

- Chain fee
- Semi detached
- Private secluded gardens

- Cul-de-sac location
- Three bedrooms
- Allocated parking





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

GOODMAN & LILLEY

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