



12 Woodland Glade, Clevedon, BS21 6AL  
**£395,000**

Steven  
*Smith*

Tucked away in a quiet cul-de-sac within the sought after Swiss Valley, this semi detached home in Clevedon is offered for sale with no onward chain and presents an exciting opportunity for buyers looking to create a home tailored to their own tastes. Now requiring updating, the property offers excellent potential to modernise and extend (subject to any necessary permissions), making it ideal for growing families or those seeking a project in a desirable setting. The ground floor is well laid out, comprising a welcoming hallway, a kitchen and a spacious lounge diner that provides a great social hub for everyday living and entertaining. There is also the added versatility of a study or fourth bedroom, along with a convenient WC. Upstairs, the property offers three bedrooms and a family bathroom, while from the front facing rooms there are lovely south facing views back across the Swiss Valley, creating a light and uplifting atmosphere. Outside, the property benefits from a driveway and front garden, while the rear garden is a particular highlight, private, well established and backing onto woodland. It offers a natural retreat perfect for relaxing, gardening, or entertaining in the warmer months. The Swiss Valley area is especially popular for its blend of greenery, walking routes, and easy access to Clevedon's amenities,

schools and coastal charm. This is a location that lends itself to a relaxed lifestyle, where nature is on your doorstep yet everyday conveniences remain within easy reach. With its setting, outlook, and scope for improvement, this home represents a rare chance to create something truly special in one of Clevedon's most appealing residential pockets.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Hall**

Stairs to first floor, door to rear garden.

#### **Cloakroom**

Suite of WC, washhand basin, obscure window.

#### **Lounge/Diner 22'10" max 11'0" min x 19'3" max 7'9" min**

With a window and door opening to the private rear garden, a second window looking out over the front garden and drive. There is a feature stone built fireplace, access to understairs cupboard.

#### **Kitchen 11' 1" x 7' 8" (3.38m x 2.34m)**

Fitted with wall and base units, sink, plumbing for washing machine, electric

cooker point, space for fridge/freezer, access to the Worcester gas boiler. Window looking out over the front drive and providing a pleasant outlook back down Woodland Glade.

#### **Home Office/Bedroom 4 17' 4" x 8' 6" (5.28m x 2.59m)**

Window looking out to front and second window to side.

#### **FIRST FLOOR**

**Landing.** Access to loft space and the airing cupboard housing the hot water cylinder.

#### **Bedroom 1 11' 9" x 11' 2" (3.58m x 3.40m)**

Window overlooking the rear garden.

#### **Bedroom 2 13' 9" x 8' 0" (4.19m x 2.44m)**

Measurements exclude an overstairs cupboard. Window providing a pleasant outlook in a southerly direction down the Swiss Valley.

#### **Bedroom 3 11' 3" x 7' 3" (3.43m x 2.21m)**

Window to rear.

#### **Bathroom**

Suite of WC, washhand basin, bath with mains shower, obscure window.

## OUTSIDE

From Woodland Glade a driveway provides off road parking for numerous cars. The front garden is laid to lawn, there is a pathway to the front door and the screening via the hedging adds extra privacy. To the left hand side there is access to a garden shed and a pathway leads to:

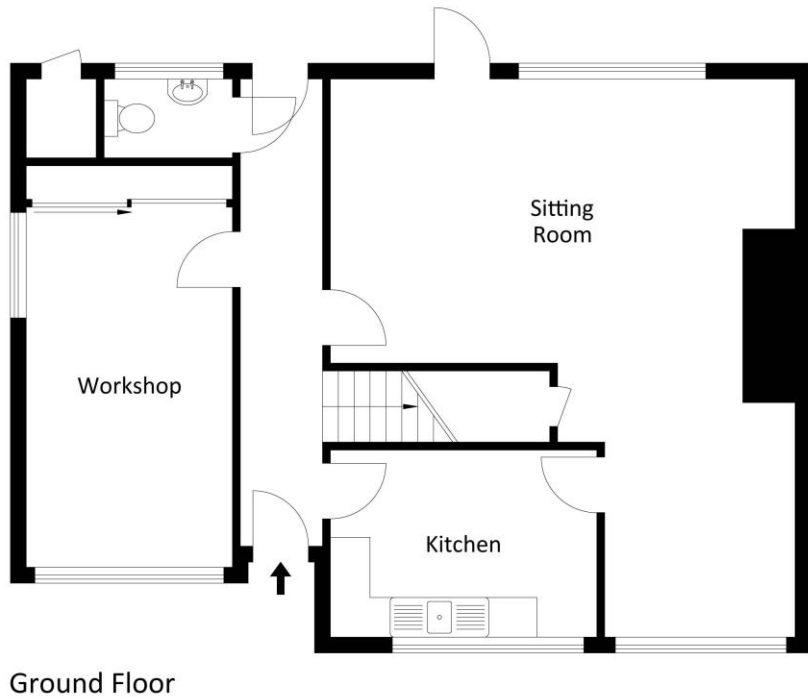
## The Rear Garden

The rear garden has the advantage of being extremely private and will without a doubt attract the keenest of gardeners. Outside of the property there is a patio which steps up to an area of lawn and is surrounded by beautifully established trees, shrubs and perennials. There is a real woodland setting with features such as rockery walls. There is also a storage area attached to the property.





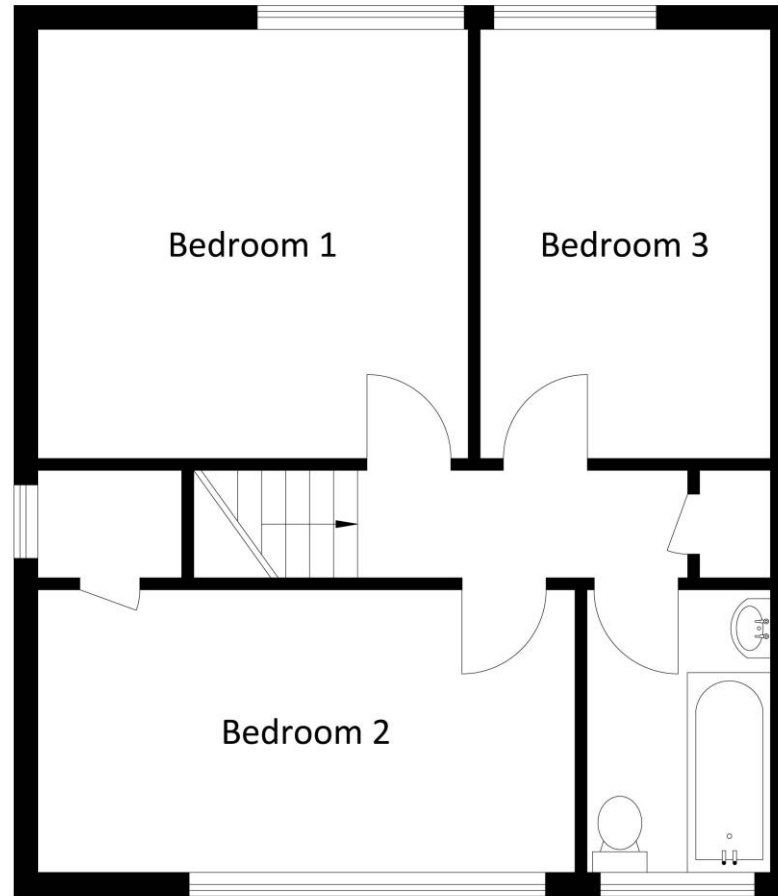
**Woodland Glade, Clevedon BS21 6AL**  
 Approx. Area 693.90 Sq.Ft - 64.50 Sq.M



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.

**Woodland Glade, Clevedon BS21 6AL**  
 Approx. Area 454.90 Sq.Ft - 42.30 Sq.M



**First Floor**

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Semi House



Freehold



3



Garden



1



D



2

**EPC**

D



Gas Central 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.

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