



8 The Tynings, Clevedon, BS21 7YP  
**£410,000**

Steven  
*Smuth*



Tucked away in a highly sought after cul de sac just off Yeolands Drive in Clevedon, this immaculate three bedroom semi detached home offers an exceptional blend of comfort, style and lifestyle appeal. Perfectly suited to modern living, the property has been thoughtfully maintained and beautifully presented throughout. On entering the home, you are welcomed into a spacious and inviting lounge, ideal for relaxing or entertaining. This flows seamlessly into a dedicated dining area, creating a sociable space for family life and gatherings. The kitchen is well appointed and practical, with easy access to the garage, while a convenient downstairs WC adds to the functionality of the ground floor. Upstairs, the property continues to impress with three generously sized double bedrooms, each offering ample space and natural light. The standout feature is the spacious four piece bathroom suite, designed to provide a touch of luxury with both style and practicality in mind. Externally, the home boasts off road parking to the front along with access to the garage. To the rear, the garden is truly a highlight, beautifully landscaped and designed for both relaxation and entertaining. A well kept lawn is complemented by multiple seating areas, a charming raised pond and a delightful summer house, creating

a private outdoor retreat. The location is equally appealing, set within a quiet and family friendly cul de sac while remaining conveniently close to Clevedon's amenities. The town is well known for its coastal charm, Victorian pier and vibrant community atmosphere, offering a range of independent shops, cafes and scenic coastal walks. Excellent transport links and nearby schooling further enhance the appeal, making this an ideal home for families and professionals alike.

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

#### **GROUND FLOOR**

Opening to the entrance vestibule with obscure window. Door opens to:

#### **Sitting Room 17' 7" x 13' 0" (5.36m x 3.96m)**

Measurements include staircase. Window to front, feature fireplace. Door opens to:

#### **Dining Room 9' 0" x 8' 7" (2.74m x 2.61m)**

With french doors opening to the rear gardens. Wood effect flooring flows through an archway to the:

#### **Kitchen 12'4" x 11'5" max 9'1" min**

Beautifully fitted with a comprehensive range of kitchen units with worktops, one and half bowl sink, plumbing for dishwasher and washing machine, space for tumble dryer and fridge/freezer.

Electric and gas cooker points with stainless steel extractor hood. Tiled splashbacks. Door and window to rear garden. Access to the gas boiler. Door opens to a small:

#### **Inner Hall**

With door into garage and access to the:

#### **Cloakroom**

White suite of WC, wall mounted washhand basin with tiled splashbacks, tiled floor.

#### **FIRST FLOOR**

**Landing** Access to loft space, radiator.

#### **Bedroom 1 13' 0" x 10' 10" (3.96m x 3.30m)**

Window looking onto The Tynings with glimpses of Marshalls Fields.

#### **Bedroom 2 13' 1" x 9' 1" (3.98m x 2.77m)**

Window overlooking the stunning rear gardens. Access to airing cupboard housing the hot water cylinder.

#### **Bedroom 3 12' 8" x 7' 3" (3.86m x 2.21m)**

Window overlooking the rear gardens.

#### **Bathroom**

A spacious bathroom with a white suite of WC, washhand basin, bath with handheld shower attachment. Separate shower cubicle with electric shower. Partially tiled walls, obscure window to front.

## OUTSIDE

From The Tynings there is a driveway which leads to the garage 13'9" x 7'4" with power and light. The front gardens have been laid to stone chippings.

## Rear Garden

Without a doubt these gardens will attract the keenest of gardeners. They are laid to lawn with beautiful established central rockery area with shrubs. There is a patio covered by a pergola. Fabulous array of shrubs to borders. At the rear of the garden there is a summer house and garden shed and a second patio enjoying the sun.





Floor Plan to be inserted here



Semi Detached House



Freehold



3



Garden



1



C



2

**EPC**



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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