



17 Teignmouth Road, Clevedon, BS21 6DW
£309,950

Steven
Smith

This charming terrace house offers a seamless blend of contemporary style and effortless functionality, making it the absolute ideal starter home for first time buyers.

Tucked away from the road within an intimate collection of houses, the property promises a peaceful and private lifestyle while remaining incredibly connected to the vibrant heart of the community.

Upon stepping through the welcoming entrance porch, you are greeted by a spacious sitting and dining room that forms a bright and versatile hub for relaxation or hosting friends. This inviting atmosphere flows into a modern, beautifully equipped kitchen that maximizes clever storage, complemented perfectly by a separate utility area designed to keep day to day chores neatly out of sight.

Up the stairs, the home continues to impress with two generous double sized bedrooms, a single bedroom and a fully upgraded bathroom that serves as a fresh, contemporary sanctuary. Adding to the home's superb flexibility, a versatile loft room accessible via the landing and offers the ultimate footprint for a dedicated home office or excellent additional storage.

The lifestyle appeal extends seamlessly outdoors to a lawned front garden and a wonderfully manageable rear garden, where a patio sets the stage for peaceful morning coffees or summer evening dining. Everyday practicalities are effortlessly met with a single garage located in a nearby block, giving you plenty of space for hobbies or seasonal

storage. Beyond your front door, a short, level stroll places all of Clevedon Town Centre's premier conveniences within arm's reach. You can enjoy an easy walk to a fantastic variety of local shops, cafes, and restaurants, as well as the Clevedon Health Centre and the highly regarded St Nicholas Chantry Primary School, making this an unbeatable opportunity to step confidently onto the property ladder.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to entrance vestibule, wood effect floor, space for shoes and coats. Door opens to:

Lounge/Diner

Lounge Area 14' 11" x 14' 9" (4.54m x 4.49m)

Measurements include stairs to first floor. Window to front, wood effect flooring flowing through into the:

Dining Area 9' 1" x 7' 10" (2.77m x 2.39m)

Measurements exclude an understairs cupboard. Window looking into the rear porch, door opens to:

Kitchen 14' 10" x 6' 8" (4.52m x 2.03m)

Fitted with a range of high gloss fronted wall and base units, butchers block effect work surfaces, stainless steel sink, electric oven with four ring electric hob and contemporary extractor hood, plumbing for dishwasher, tiled splashbacks, tiled effect floor, spotlights, window looking into rear garden. Door opening to:

Utility/Porch 7' 7" x 5' 6" (2.31m x 1.68m)

With plumbing for washing machine, space for tumble dryer and fridge/freezer, door to rear garden.

FIRST FLOOR Landing.

Bedroom 1 10' 7" x 8' 5" (3.22m x 2.56m)

Window overlooking the rear garden.

Bedroom 2 11' 0" x 7' 7" (3.35m x 2.31m)

Measurements exclude a cupboard. Window to front.

Bedroom 3 9' 3" x 7' 0" (2.82m x 2.13m)

Measurements include a cabin bed with storage below. Window to front.

Luxury Bathroom

Exquisitely fitted with a three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, shower bath with mains shower and glass shower screen door. Partially tiled walls, tiled floor, ladder radiator, obscure window.

From the landing door opens and stairs give access to:

Attic Room 14' 8" x 12' 3" (4.47m x 3.73m)

Measurements include the stairs and are floor area due to restricted head height because of the pitch of the roof. Two skylights, eaves storage.



OUTSIDE

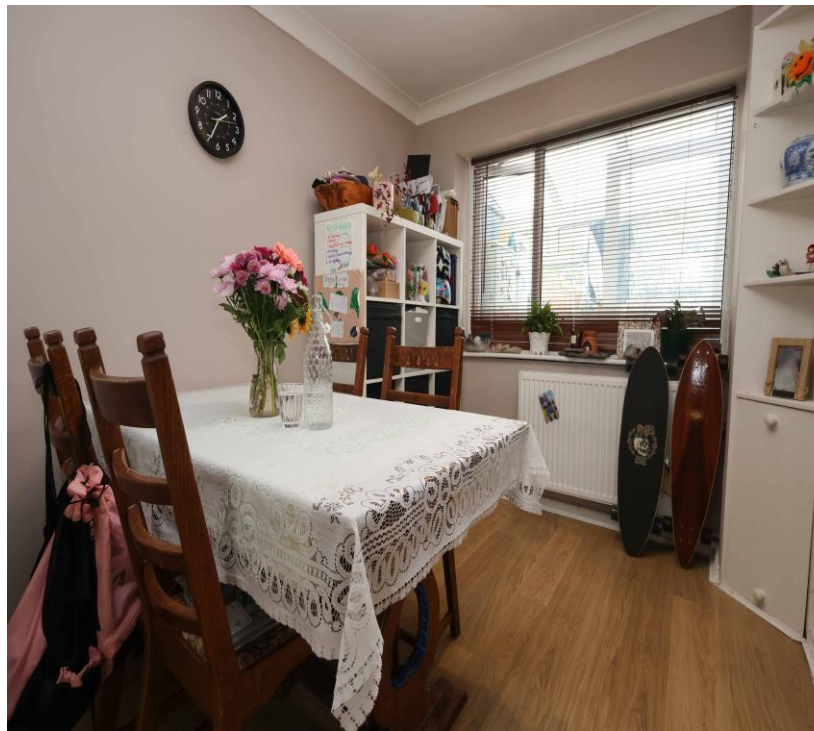
From Teignmouth Road a pedestrian pathway leads down with a pathway leading to the front door of Number 73, the front garden is laid to lawn.

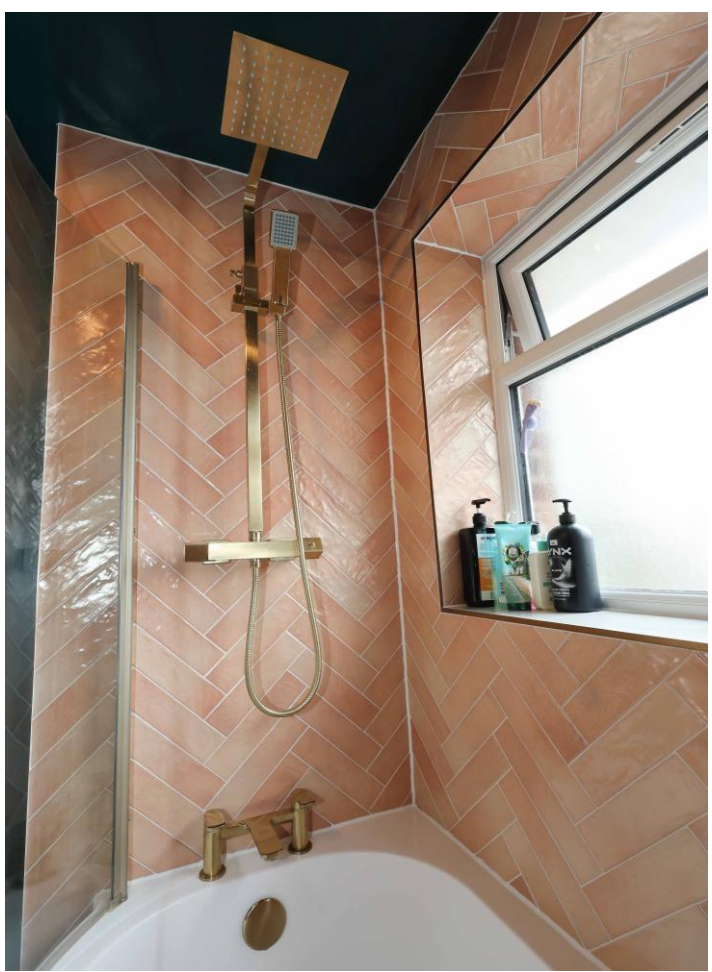
The Rear Garden

The rear garden is accessed via the porch and is laid to patio and artificial lawn, is bound by feather-board fencing on the left and right and panelled fencing at the rear where there is a lockable pedestrian gate, a useful place for bringing in pushbikes etc. Outside shed.

Garage

Located near by is a garage owned by number 73.





Floor Plan to be inserted here



Terrace House



Freehold



3



Garden



1



B



1

EPC

C



Gas Central Heating



Garage



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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