



6 Otter Road, Clevedon, BS21 6LQ

£349,950

Steven
Smith



Situated in a quiet, highly sought after cul de sac, this property offers a beautifully presented three bedroom family home in the heart of coastal Clevedon. This property is perfectly placed within walking distance of the town's vibrant amenities, independent cafés and scenic coastal paths. The ground floor features a bright, front facing sitting room and a generous social kitchen diner. This space flows directly into a heated conservatory with a clear glass roof, providing a warm, sun drenched sanctuary to enjoy all year round. A handy downstairs cloakroom and internal access to the modified garage storage area complete this floor. Upstairs, you will find three well balanced bedrooms, with built in wardrobes to bedrooms one and two, alongside a stylish four piece family bathroom complete with both a bathtub and a separate corner shower. Outside, a private driveway provides off road parking. The low maintenance rear garden boasts a highly desirable, south facing aspect that captures the summer sun, featuring neat stone chippings, a patio, a garden shed and secure rear gate access. Do not miss this one, call us now to arrange your viewing.

Accommodation (all measurements approximate)

GROUND FLOOR - Front door opens to entrance vestibule with tiled floor, door to integral garage.

Cloakroom

White suite of WC, washhand basin with storage below, partially tiled walls, tiled floor, extractor fan.

Door opens to:

Hallway

Stairs to first floor, wood effect flooring, understairs cupboard and second cupboard.

Sitting Room 15' 0" x 11' 6" (4.57m x 3.50m)

Window looking out onto Otter Road.

Kitchen/Diner 17' 10" x 8' 5" (5.43m x 2.56m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink, gas oven, five ring gas hob with concealed extractor hood. Plumbing for washing machine, space for undercounter fridge. Tiled floor. Window to rear garden. Flowing through to the dining area with wood effect flooring. Window and door opens into:

Conservatory 12' 10" x 7' 9" (3.91m x 2.36m)

A recent addition to the property of UPVC double glazed construction with clear glass roof and two windows and door opening to the rear garden. Tiled floor. Radiator from the mains.

FIRST FLOOR

Landing. Access to loft space and two cupboards.

Bedroom 1 12' 5" x 10' 4" (3.78m x 3.15m)

Measurements include built in wardrobes. Window to front.

Bedroom 2 11' 2" x 9' 8" (3.40m x 2.94m)

Window to rear. Fitted wardrobe and drawers.

Bedroom 3 9' 5" x 7' 5" (2.87m x 2.26m)

Window to front. Measurements include an overstairs cupboard.

Bathroom

With a four piece suite of WC with concealed cistern, washhand basin set into a vanity unit with storage below, corner shower cubicle with main shower, separate bath with electric shower and glass shower screen folding door. Fully tiled walls, tiled effect flooring, two obscure windows, towel radiator.

OUTSIDE

From Otter Road a driveway provides off road parking and leads to the garage. The front garden could be used for further parking and leads to the front door.

Garage/Storage Area 11' 4" x 8' 6" (3.45m x 2.59m)

(The garage is reduced in length due to the addition of the downstairs WC). It is useful storage for push bikes etc, further refrigeration, tumble dryers and there is access to the Vaillant gas fired combi boiler.

Rear Garden

The rear garden has been laid to stone chipping with a patio immediately outside of the conservatory. This is an ideal garden for freestanding pots and is bound by concrete pillared panelled fencing. There is a garden shed and at the rear of the garden there is a lockable gate giving access to a pathway. These gardens are predominantly south facing so will enjoy a good amount of the summer sun.

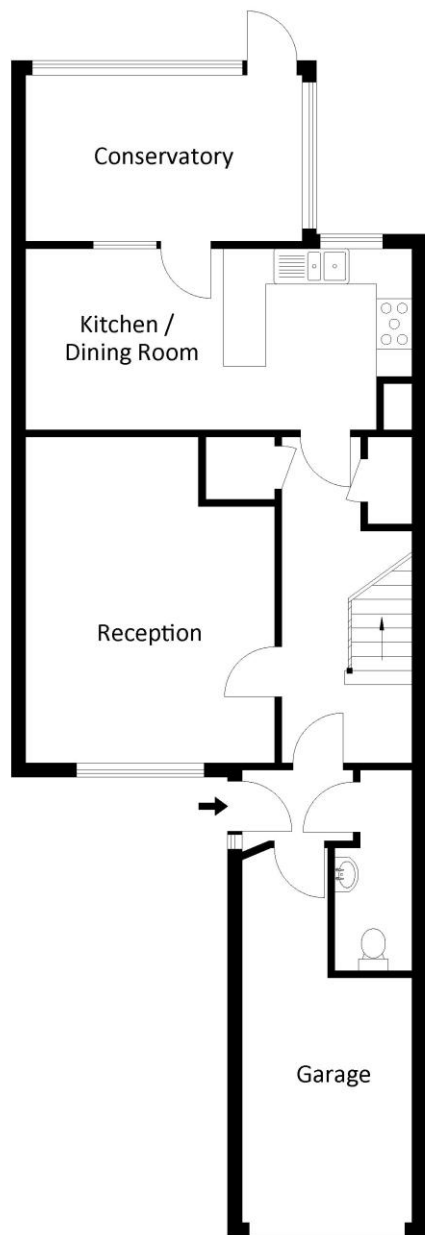






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Approx. Area 680.30 Sq.Ft - 63.20 Sq.M



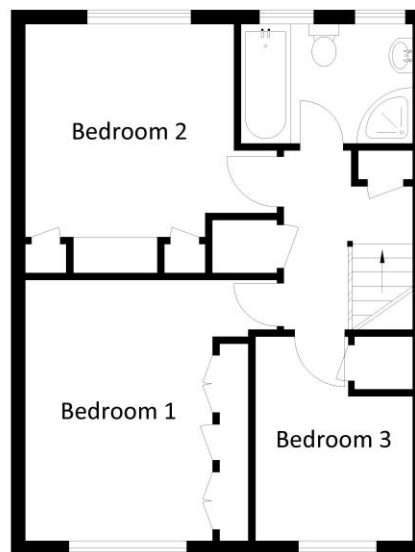
Ground Floor

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.
Floor plan produced by Westcountry EPC.

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Approx. Area 422.0 Sq.Ft - 39.20 Sq.M



First Floor

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House



Freehold



3



Nice Garden



1



C



2

EPC

C



Gas Central Heating



Parking





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 particulars, 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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG
T: 01275 877771 W: stevensmithhomes.co.uk
E: steven@stevensmithhomes.co.uk FB: [@stevensmithhomes](https://www.facebook.com/stevensmithhomes)



Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

