



17 Cobley Croft, Clevedon, BS21 5HQ
£265,000

Steven
Smith

This modern two bedroom end of terrace home offers an exceptional opportunity for first time buyers, downsizers, or investors, especially with the added benefit of being offered for sale with no onward chain. Situated in a cul de sac just off Millcross, the property perfectly captures the relaxed coastal lifestyle that makes Clevedon such a desirable place to live. The ground floor features a bright and inviting lounge diner that serves as a versatile hub for both everyday relaxation and entertaining. Adjoining this space is a well appointed kitchen, where a door opens directly onto the enclosed, south facing rear garden. Bathed in sunshine throughout the day, the garden has been thoughtfully hard landscaped for ultimate ease of maintenance, creating a seamless extension of your living space perfect for alfresco dining, weekend barbecues, or simply unwinding with a morning coffee. Upstairs, the home continues to impress with two well proportioned bedrooms and a family bathroom. Further enhancing the practicality of this modern home is an allocated parking space right outside. Living off Millcross places you in a highly sought after pocket of Clevedon that beautifully balances convenience with leisure. You are just moments away from excellent local schools, supermarkets and handy transport links for commuting. A short, scenic stroll or drive takes you into the heart of Clevedon, where you can immerse yourself in the vibrant local

lifestyle. Enjoy independent shopping and café culture along Hill Road, take iconic sunset walks along the historic Victorian Pier, or spend your weekends swimming at Marine Lake and exploring the coastal paths. This property represents a low maintenance home in a community that offers the very best of North Somerset living.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Lounge/Diner 18' 0" x 11' 10" (5.48m x 3.60m)

Measurements include stairs to first floor, window to front, feature fireplace, wood effect floor. Door opens to:

Kitchen 11' 10" x 7' 0" (3.60m x 2.13m)

Fitted with a range of wall and base units with working surfaces with stainless steel sink, plumbing for washing machine, electric oven with four ring gas hob, space for a fridge/freezer, tiled splashbacks, tiled floor, window and door to the south facing rear garden.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 12'2" x 11'10" max 8'10" min

Measurements include two built in wardrobes. Window to front.

Bedroom 2 10' 9" x 6' 9" (3.27m x 2.06m)

Measurements exclude the airing cupboard housing the Worcester gas fired combination boiler. Window to rear.

Bathroom

Three piece suite of WC, washhand basin, bath with mains shower, fully tiled walls, wood effect floor, chrome ladder radiator, obscure window.

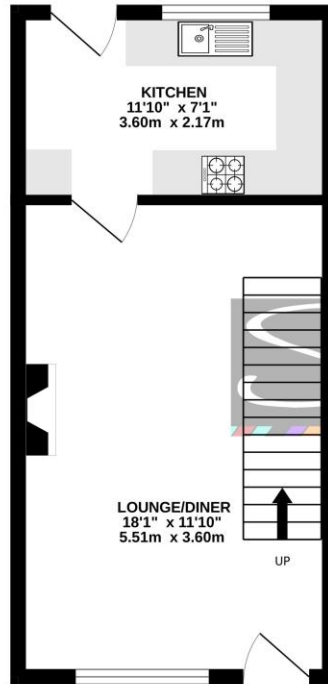
OUTSIDE

From Cobley Croft there is immediate access to an allocated parking space, there is also an additional parking space in the car park adjacent to the property and labelled 17. A pathway then leads to the front door, the front garden is laid to lawn, there is an outside lockable storage space. The pathway continues around the side of the property and gives access via a lockable gate to:

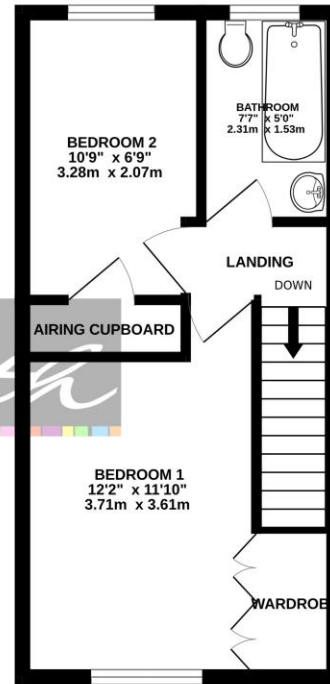
The Rear Garden

The rear garden has been hard landscaped for ease of maintenance and immediately outside of the property there is a patio which opens up to an area of stone shingle and at the rear of the garden there is a shed. To the left hand side there is a mixture of brick wall and panelled fencing and further panelled fencing to the right hand side and rear of the garden. The garden has the advantage of being southerly facing.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 592sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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End Terrace House



Freehold



2



Garden



1



B



1

EPC

C



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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