

73 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.

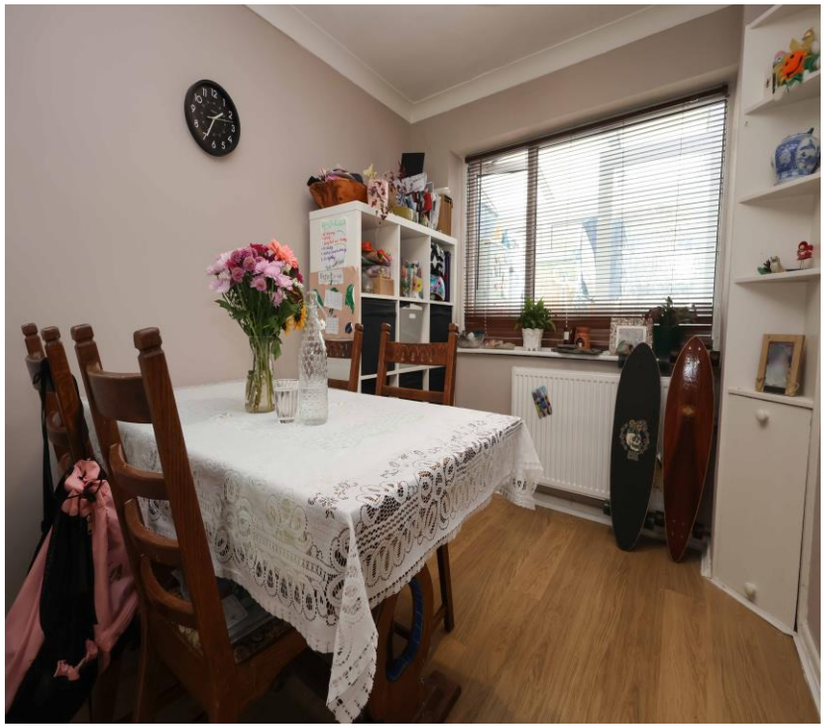
OUTSIDE
From Teignmouth Road a pedestrian pathway leads down with a pathway leading to the front door of Number 73, the front garden is laid to lawn.

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.

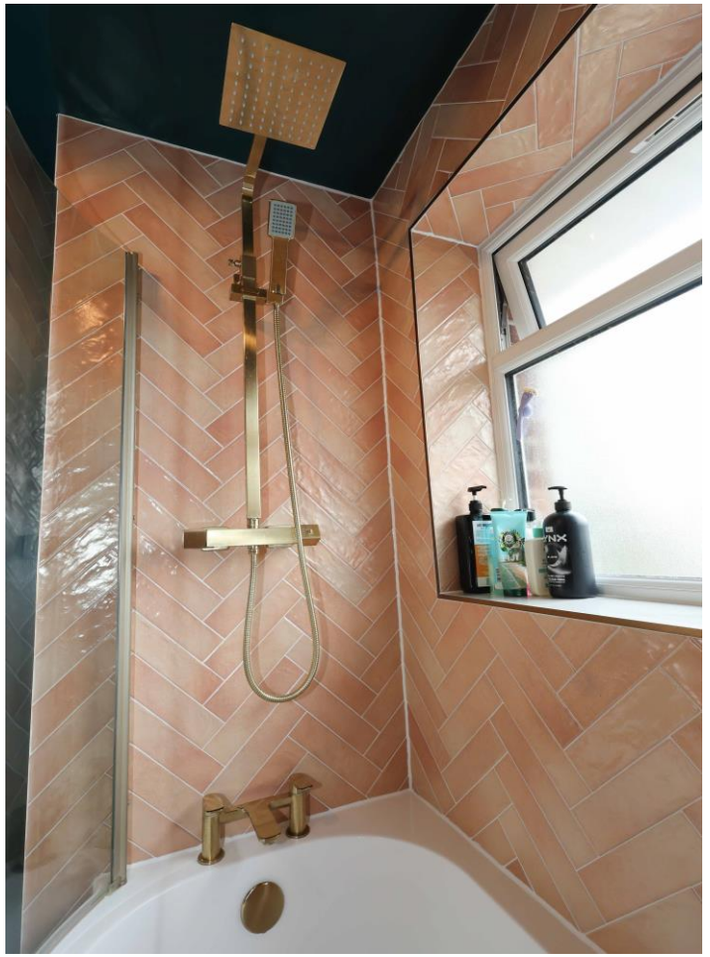










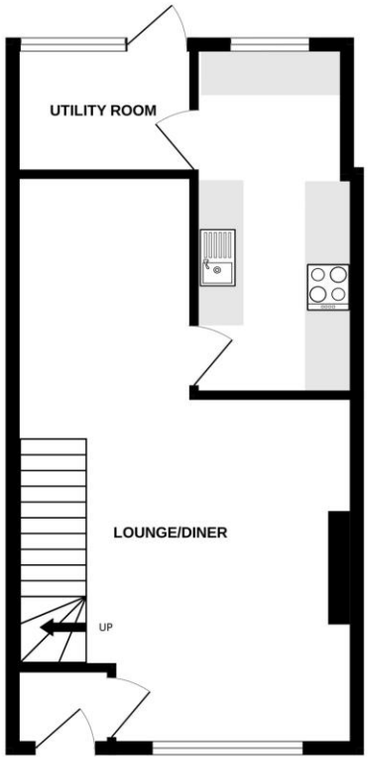




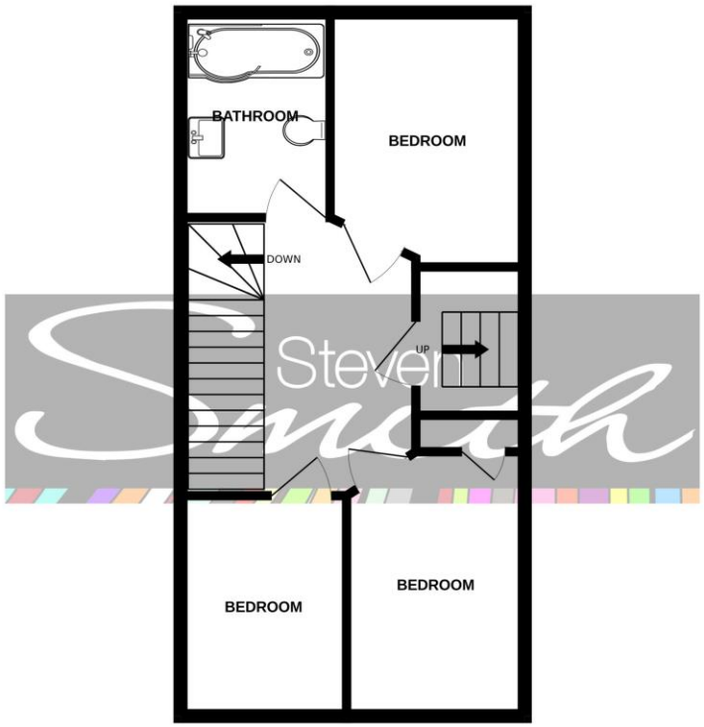




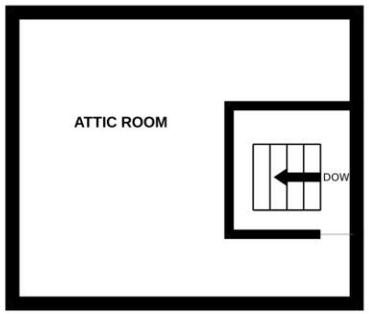
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Terrace House

Freehold

3

Garden

1

B

1

EPC C

Gas Central Heating

Garage

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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