



27 Yeo Moor, Clevedon, North Somerset, BS21 6UF  
**£395,000**

Steven  
*Smith*



This attractive three bedroom semi detached family home offers a rare opportunity to embrace the highly sought after Somerset coastal lifestyle. Tucked away in a peaceful and popular cul de sac on the level in Clevedon, the property places you just moments from the town's vibrant amenities, independent cafes and picturesque seafront walks. Presenting the immense advantage of no onward chain, this residence is ready for its next chapter, combining comfortable living spaces with beautifully manicured outdoor areas. Stepping inside, a spacious hallway welcomes you, creating an immediate sense of home. The ground floor flows effortlessly, featuring a bright sitting room ideal for relaxing evenings, which connects into a formal dining room perfect for entertaining guests. The heart of the home is the kitchen breakfast room, which provides a lovely social hub for casual morning coffee and daily family life. A highly practical internal door links the kitchen directly to the double garage, offering excellent convenience and potential for varied use. Upstairs, the property continues to impress with three well proportioned bedrooms, each filled with natural light. The bedrooms are served by a family bathroom fitted with a bath and sink, complemented by a separate, adjacent WC for added convenience during busy mornings. The

outdoor spaces are a true testament to the care poured into this home. Both the front and rear gardens are presented in immaculate condition, showcasing lush green lawns framed by beautifully curated borders of established shrubs and colourful perennials. To the front, a pristine block paved driveway provides ample off street parking and leads directly to the double garage. This home perfectly balances peaceful cul de sac living with the effortless convenience of town life.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Hallway**

Stairs to first floor, obscure window to front.

#### **Sitting Room 12' 7" x 12' 0" (3.83m x 3.65m)**

A light and airy room with a feature fireplace, window overlooking the pretty front garden, door to dining room.

From the hallway a door opens to:

#### **Kitchen/Breakfast Room 16'3" x 11'1" max 8'0" min**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, gas and electric cooker point, space for

fridge/freezer, plumbing for washing machine, small breakfast bar, tiled splashbacks, tiled effect floor, two windows and door opening to the stunning rear garden, understairs cupboard, door to double garage. Sliding door opens to:

#### **Dining Room 11' 1" x 10' 8" (3.38m x 3.25m)**

Measurements include a built in cupboard. Window to rear.

#### **FIRST FLOOR**

**Landing.** Access to loft space and a cupboard. Window.

#### **Bedroom 1 12' 4" x 10' 10" (3.76m x 3.30m)**

Measurements exclude a built in wardrobe. Window looking out onto Yeo Moor.

#### **Bedroom 2 10' 11" x 9' 7" (3.32m x 2.92m)**

Measurements exclude a built in wardrobe. Window overlooking the rear garden.

#### **Bedroom 3 9' 4" x 8' 0" (2.84m x 2.44m)**

Measurements include an overstairs cupboard. Window looking out onto Yeo Moor.

#### **Bathroom**

Suite of washhand basin, bath with electric Triton shower, fully tiled walls, tiled effect floor, obscure window.

### Separate WC

With WC, obscure window, tiled effect floor.

### OUTSIDE

From Yeo Moor a block paved driveway provides ample off road parking and leads to the double garage. The garden to the front is absolutely immaculate, laid

to lawn with pretty established borders, to the left hand side there are stone shingles and a secluded area ideal for recycling bins etc.

### Rear Garden

Number 27 Yeo Moor certainly has a lovely rear garden, immediately outside of the door from the kitchen/breakfast room is a patio which opens up to a manicured level lawn. The borders are well stocked

with established shrubs and perennials and the garden is predominantly bound by concrete pillared panelled fencing. Outside water tap.

### Double Garage 16'9" x 16'1" max 15'7" min

A very rare and useful double garage with two automatic up and over doors, access to the Worcester gas fired combination boiler, power and light.





Floor Plan to be inserted here



Semi Detached House



Freehold



3



Garden



1



C



2

**EPC**



Gas Central Heating



Garage and 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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