



7 Yeates Court, Clevedon, BS21 6HU
£375,000

Steven
Smith



This beautifully presented four bedroom terraced townhouse sits in a highly sought after level location in Clevedon, offering modern living in a setting that blends convenience with natural charm. The front door opens to a welcoming hallway with a stylishly refitted cloakroom and a spacious kitchen diner, perfect for family life and entertaining, with French doors leading out to the landscaped rear garden. Upstairs, the first floor is home to a light filled sitting room where a Juliet balcony invites views over the garden, creating the ideal spot to relax. Bedroom two and a second refitted WC complete this level. On the top floor you'll find the principal bedroom with its own en suite, along with two further bedrooms and a contemporary family bathroom. From the front, there is easy access to both the front door and the garage, which features an automatic door for added convenience. The rear garden has been thoughtfully designed with a patio and low maintenance artificial lawn, perfect for alfresco dining or simply unwinding outdoors. Set by the tranquil Land Yeo river, this home offers a sense of calm with nature on your doorstep, yet remains just a short walk from Clevedon's popular primary and comprehensive schools, shops and town amenities. Offered for sale with no onward chain, this townhouse combines comfort, style, and location to deliver the perfect Clevedon lifestyle.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens:

Hall

Wood effect floor, stairs to first floor, understairs storage area.

Cloakroom

Beautifully refitted with a suite of WC, contemporary washhand basin with storage below, partially tiled walls, tiled effect floor, extractor fan.

Kitchen/Diner 15' 4" x 10' 6" (4.67m x 3.20m)

Fitted with a range of wall and base units with working surfaces, stainless steel sink with mixer tap and drainer. Electric oven with four ring gas hob and contemporary extractor hood, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer. Access to the Vaillant gas boiler. Tiled floor to the kitchen area flowing through into a laminate floor for the dining table. French doors and window to rear garden.

FIRST FLOOR

Landing. Window to front, stairs to second floor accommodation.

Sitting Room 15' 4" x 13' 3" (4.67m x 4.04m)

A lovely reception room with a window and a Juliet balcony overlooking the rear garden.

Bedroom 2 11' 2" x 8' 3" (3.40m x 2.51m)

Wood effect floor, window looking out onto Yeates Court.

WC

Beautifully refitted with a suite of WC with concealed cistern, contemporary washhand basin with storage below, fully tiled walls, ladder radiator, tiled effect floor, extractor fan.

SECOND FLOOR

Landing. Access to loft space and the airing cupboard housing the pressurised hot water cylinder.

Bedroom 1 10' 1" x 8' 6" (3.07m x 2.59m)

Window looking out to front.

En-Suite

Three piece suite of WC, washhand basin set into vanity unit with storage below, shower cubicle with mains shower, partially tiled walls, wood effect floor, chrome ladder radiator, obscure window, spotlights, extractor fan.

Bedroom 3 12' 4" x 8' 6" (3.76m x 2.59m)

Window overlooking the rear garden.

Bedroom 4 8' 7" x 6' 7" (2.61m x 2.01m)

Currently being used as a home office with window to rear.

Bathroom

Three piece suite of WC, washhand basin, bath with mains shower, partially tiled walls, wood effect floor, chrome ladder radiator, spotlights, extractor fan.

OUTSIDE

From Yeates Court there is a immediate access to the front door. To the right hand side an automatic garage door gives access to the:

Garage 16' 0" x 8' 5" (4.87m x 2.56m)

With automatic up and over door, power and light.

Rear Garden

The rear garden is well presented and immediately outside of the property there is a patio which opens up to an area of artificial lawn. At the rear of the garden there is a aluminium garden shed and access to the front can be gained via a lockable gate giving access to a shared lane back onto Yeates Court. Outside water tap.

NB. There is a service charge payable currently £449 per annum.







Ground Floor



Floor 1



Floor 2



Terrace House



Freehold



4



Garage



2



D



1



C



Gas Central Heating



Garage

Approximate total area⁽¹⁾

1116.75 ft²
103.75 m²

Reduced headroom

14.32 ft²
1.33 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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.

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

