



10 Southern Way, Clevedon, BS21 7UL
£419,995

Steven
Smith

This exceptional semi detached home on Southern Way offers a perfect blend of modern coastal living and contemporary style in Clevedon's highly desirable West End. Just moments from the scenic salt marshes, the iconic Clevedon Pill, and vibrant local cafes, this location provides an idyllic lifestyle where weekend coastal walks become your daily routine.

From the moment you step into the welcoming entrance hallway, the property exudes a warm, stylish energy. The heart of the home is a beautifully presented sitting room, where a striking feature woodburning stove creates a cosy, inviting sanctuary for chilly winter evenings. Flowing effortlessly through the ground floor, the impressive open plan kitchen and dining area serves as the ultimate social hub, perfect for hosting lively dinner parties or enjoying relaxed family breakfasts. A highly practical separate utility space complements this level, keeping the main living spaces streamlined and clutter free.

Upstairs, the sense of space and light continues across three beautifully proportioned bedrooms, each offering a peaceful retreat at the end of the day. These rooms are serviced by a sleek, modern shower room fitted with contemporary fixtures. The outdoor spaces are equally impressive and designed for effortless enjoyment.

The front of the property provides convenient off road parking alongside a secure garage, ideal for extra storage. To the rear, the private, south west facing garden is a true sun drenched oasis, perfectly positioned to capture the afternoon and evening sun, making it an idyllic setting for alfresco dining, summer barbecues, or simply unwinding in your own peaceful sanctuary.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hallway

Window to side, stairs to first floor, understairs storage, wood effect floor.

Sitting Room 13' 3" x 12' 10" (4.04m x 3.91m)

A contemporary woodburning stove takes centre stage, window to front, double doors to the kitchen/diner.

Kitchen/Diner 18' 11" x 10' 9" (5.76m x 3.27m)

Fitted with a comprehensive range of high gloss fronted wall and base units with wood effect worktop, composite sink with mixer tap, double electric oven, four ring electric hob with concealed extractor hood, integrated dishwasher and separate under counter fridge and freezer. Metro tiled splashback, door to

utility space and window and sliding doors opening to the rear garden. Wood effect floor and space for a dining table seating 6-8 people, spotlights.

Utility Space 16' 0" x 4' 1" (4.87m x 1.24m)

With plumbing for washing machine, space for tumble dryer, door to front and second door to rear and personal door to garage.

FIRST FLOOR

Landing. Access to loft space, window to side, two built in cupboards.

Bedroom 1 10' 11" x 10' 9" (3.32m x 3.27m)

Measurements include mirror fronted wardrobes and exclude a second recess area. Window to front.

Bedroom 2 10' 8" x 10' 7" (3.25m x 3.22m)

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

Bedroom 3 7' 9" x 7' 9" (2.36m x 2.36m)

Dual aspect room with window to side and window to front and access to an overstairs cupboard.

Shower Room

Fitted with a three piece suite of WC with concealed cistern, washhand basin with storage below, king size shower cubicle with mains shower, partially tiled walls, chrome ladder radiator, two obscure windows, spotlights, extractor fan.

OUTSIDE

From Southern Way there is immediate access to the driveway which provides off road parking for two to three cars and also leads to the single garage.

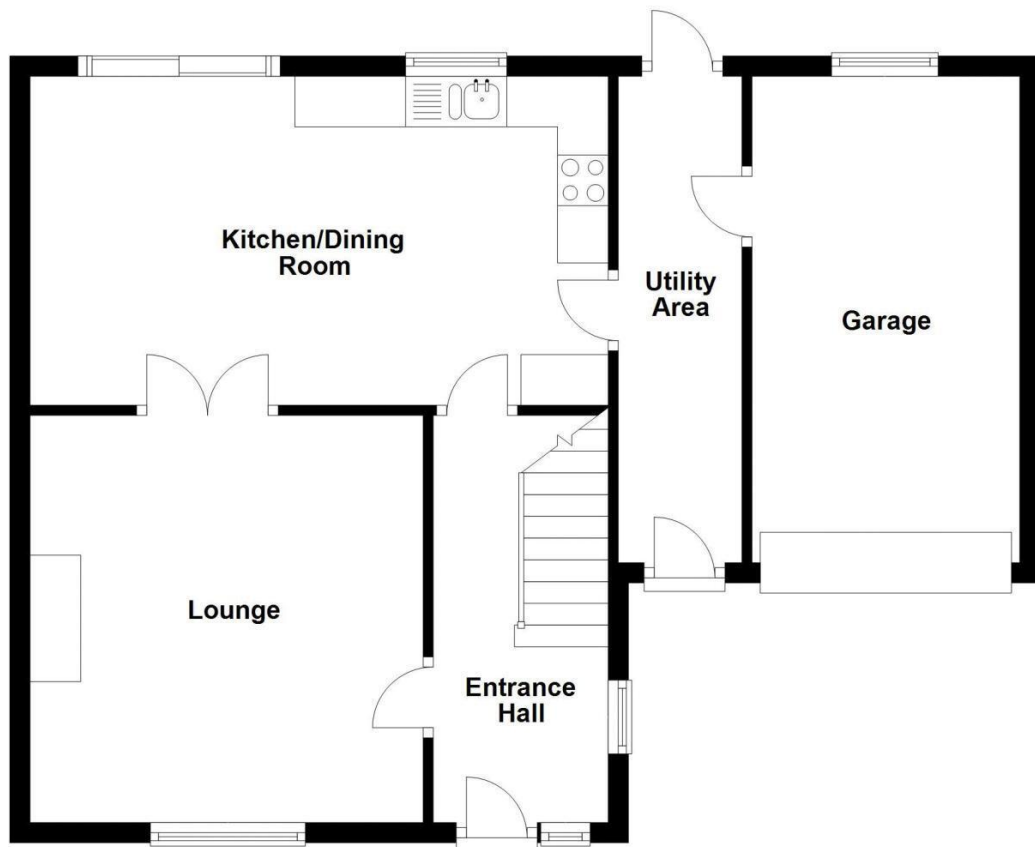
The Rear Garden

The rear garden can be accessed via the kitchen/diner or the utility space and has been hard landscaped for ease of maintenance consisting of two patio areas and stone shingle. There are some small established shrubs and the garden is bound by panelled fencing. It also had the added advantage of being predominantly south facing, garden shed, outside water tap. Established trees/hedges provide added privacy from neighbours.

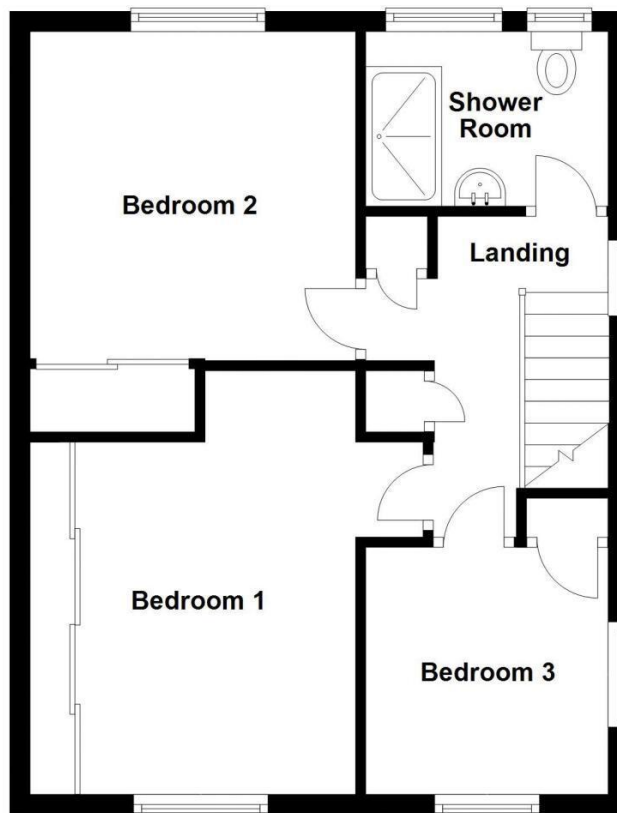




Ground Floor



First Floor



Semi Detached



Freehold



3



Garden



1



C



1

EPC C



Gas Central Heating



Parking

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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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