



15 Coleridge Vale Road North, Clevedon, BS21 6PS
£395,000

Steven
Smith

This charming 1930's semi detached family home offers a truly rare opportunity, coming to the market for the very first time since it was built. Cherished and lovingly maintained by the same family from new, this property represents a unique piece of Clevedon's history and is offered with the immense benefit of no onward chain. Situated towards the highly desirable West End of Clevedon, the home is perfectly placed for those seeking a coastal lifestyle, with the scenic Seafront, historic Pier and vibrant Hill Road boutiques all within easy reach.

Stepping inside, the front door opens into a welcoming hallway that sets a spacious tone for the accommodation. The ground floor layout comprises a traditional sitting room centered around relaxation, a separate formal dining room ideal for family gatherings, a functional kitchen and a convenient downstairs WC. Upstairs, the property boasts three well proportioned bedrooms and a modern wet room that has been recently fitted to offer contemporary convenience.

While the interior is now dated and requires updating throughout, it provides an incredible blank canvas for buyers looking to put their own stamp on a classic 1930's home, retaining its wonderful proportions and inherent character. Crucially, the property offers tremendous scope for future growth, with immense potential to be significantly extended to

the side, to the rear, and up into the loft space, subject to obtaining the necessary planning permissions.

The outside spaces are a particular highlight of this property, starting with a neat block paved driveway to the front which provides ample off road parking and leads directly to the detached garage. To the rear, the extensive gardens offer an exceptional outdoor sanctuary for families, keen gardeners, or those wishing to create their dream grand design home. This great sized garden offers a peaceful escape and uniquely backs directly onto the tranquil Land Yeo River, providing a picturesque backdrop.

This is a property with immense potential, ready for its next chapter and its next family to create a lifetime of memories.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Stairs to first floor, understairs cupboard.

Sitting Room 13' 10" into bay x 12' 5" (4.21m into bay x 3.78m)

A bay window looks out over the front garden, feature gas fireplace.

From the hallway a door opens to:

Dining Room 12' 5" x 11' 6" (3.78m x 3.50m)

Window overlooking the rear garden, feature gas fireplace. Door opens to:

Kitchen 12'3" max 8'11" min x 6'9"

Fitted with a range of wall and base units with working surfaces, stainless steel sink, gas cooker point with fitted extractor hood, tiled splashbacks, window to side, tiled effect floor, door giving access to:

Inner Porch

With quarry tiled floor, door to rear garden.

Cloakroom

With WC, quarry tiled floor, window.

FIRST FLOOR

Landing. Access to loft space.

Bedroom 1 12' 6" x 12' 3" (3.81m x 3.73m)

Measurements include a built in wardrobe. Window looking out onto Coleridge Vale Road North.

Bedroom 2 12' 7" x 10' 6" (3.83m x 3.20m)

Measurements include built in wardrobe. Window overlooking the rear garden.

Bedroom 3 9' 4" x 8' 2" (2.84m x 2.49m)

Measurements include a cupboard housing the Vaillant gas fired combination boiler. Window to rear.

Wet Room

Recently refitted with a suite of WC, wall mounted washhand basin, walk in shower with electric Mira shower, fully tiled walls, obscure window, extractor fan.

OUTSIDE

From Coleridge Vale Road North a pillared entrance gives access to the block paved driveway which extends down the side of the property leading to the single garage. This block paved path also continues to the quarry tiled floor of the porch to the front door. The front garden is laid to stone shingle with pretty borders. A lockable side gate gives access to:

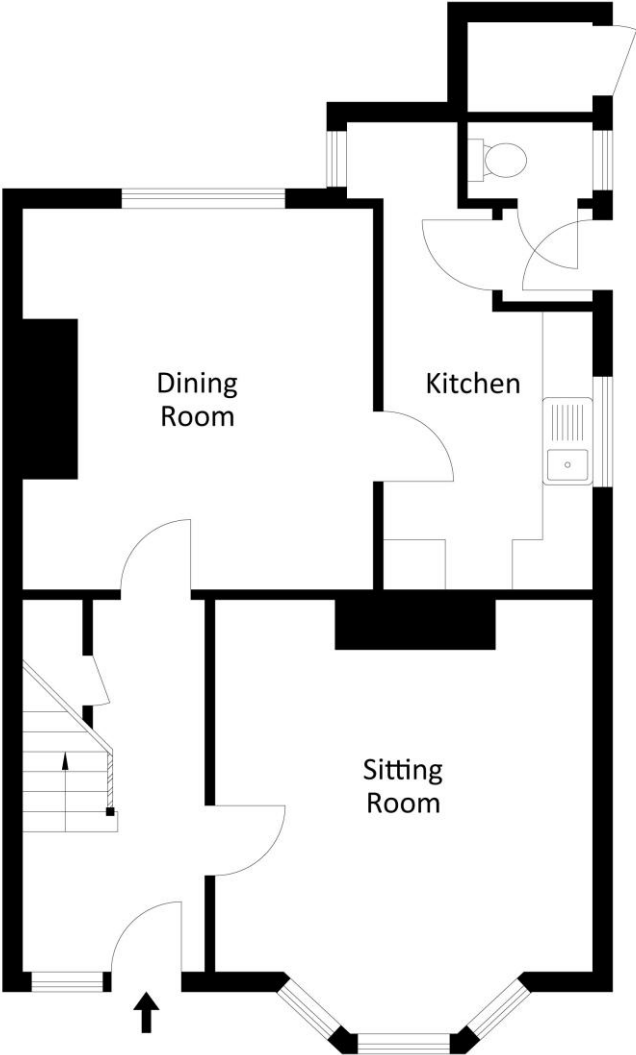
The Rear Garden

Number 15 Coleridge Vale Road North certainly has an impressive sized rear garden. Immediately outside of the property is a secluded patio and a pathway extends down the garden separating areas of stone chippings and artificial lawn, a greenhouse and at the rear of the garden giving access to a second patio area where there is a garden shed and a pleasant outlook of the Land Yeo. These gardens have an array of established shrubs and will without a doubt attract the keenest of gardeners. The gardens are of a size that if a rear extension was added there would still be plenty of garden left. There is also a personal door to the garage.





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Approx. Area 515.5 Sq.Ft - 47.90 Sq.M

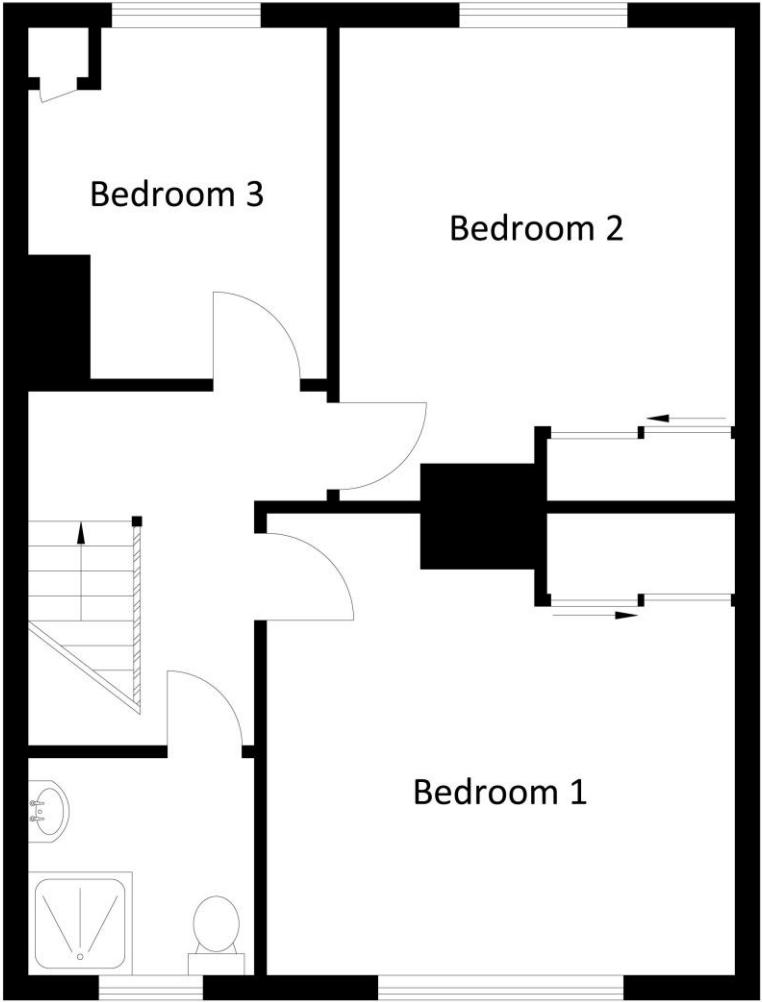


Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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Approx. Area 467.3 Sq.Ft - 43.40 Sq.M



First Floor

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 Semi Detached

 Freehold

 3

 Garden

 1

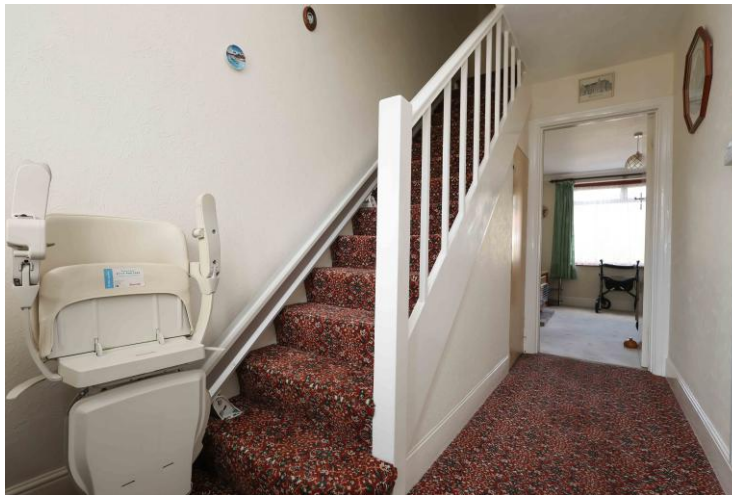
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EPC D

 Gas Central Heating

 Garage



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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