



8 Pill Way, Clevedon, BS21 7UW  
**£495,000**

Steven  
*Smith*



Located within a highly sought after cul de sac in Clevedon's desirable West End, this beautifully extended four bedroom semi detached home offers the perfect blend of vibrant coastal living and spacious family comfort. The location provides an enviable lifestyle where you can enjoy evening strolls along the historic pier, weekend coffee mornings in independent cafes, and easy access to excellent local schooling and scenic coastal paths. Stepping inside, the ground floor opens up into a wonderfully fluid layout designed for both relaxed family down time and lively entertaining. The heart of the home is a remarkably spacious lounge and diner that flows seamlessly into a bright, generous conservatory, flooding the living space with natural light and offering panoramic views of the garden. A sleek, modern kitchen caters perfectly to contemporary culinary needs, while a convenient cloakroom/WC adds everyday functionality. Demonstrating superb versatility, the former garage has been expertly converted into a multi use room boasting its own private front entrance. This dynamic space effortlessly adapts to your lifestyle, whether you require a dedicated home gym, a quiet executive study, or an accessible fifth bedroom. Upstairs, the property continues to impress with four well proportioned bedrooms, each offering a peaceful retreat at the end of the day, all served by a contemporary family bathroom. The exterior of the property is equally

impressive, beginning with convenient off road parking to the front. The rear of the property reveals a generous, sun drenched, south facing garden. This private outdoor oasis acts as a natural extension of the living space, perfect for alfresco dining, summer barbecues and safe outdoor play in the sunshine.

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

#### **GROUND FLOOR**

Front door opens to:

#### **Hallway**

Wood effect floor, stairs to first floor.

#### **Cloakroom**

Suite of WC, washhand basin with tiled splashback and storage below, wood effect floor, space for shoes and coats.

#### **Lounge/Diner 22'0" x 14'7" max 11'6" min**

A lovely space with a feature fireplace, window looking out onto Pill Way and sliding doors opening to the impressive conservatory. Wood effect floor.

#### **Kitchen 11' 0" x 9' 9" (3.35m x 2.97m)**

Beautifully fitted with a comprehensive range of wall and base units with working surfaces, composite sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, double electric oven at eye level, four ring induction hob with concealed

extractor hood. Access to the Vaillant gas fired combination boiler, window looking into conservatory and door to side. Spotlights.

#### **Conservatory 21' 11" x 11' 11" (6.68m x 3.63m)**

A great addition to the property of dwarf wall and double glazed construction with french doors opening to the south facing rear garden, wood effect floor, ample windows.

#### **FIRST FLOOR**

**Landing.** Access to loft space, window to front. Built in cupboard for bed linen.

#### **Bedroom 1 11' 6" x 11' 1" (3.50m x 3.38m)**

Measurements exclude a cupboard space. Window overlooking the rear garden.

#### **Bedroom 2 11' 5" x 9' 2" (3.48m x 2.79m)**

Measurements exclude an open wardrobe space. Window looking out onto Pill Way.

#### **Bedroom 3 8' 5" x 8' 0" (2.56m x 2.44m)**

Measurements exclude a cupboard. Window to front and currently being used as a home office.

#### **Bedroom 4 8' 9" x 7' 5" (2.66m x 2.26m)**

Window to rear.

### **Bathroom**

Three piece white suite of washhand basin with storage below, shower cubicle with mains shower and whirlpool style bath, tiled walls, tiled effect floor, obscure window, chrome ladder radiator.

### **Separate WC**

With a white WC, tiled effect floor, obscure window.

### **Home Office/Gym/Bedroom 5 17' 9" x 8' 0" (5.41m x 2.44m)**

A great addition to the property with a door accessed via the driveway and a window to front. Window to side and door giving access to side.

### **OUTSIDE**

From Pill Way a driveway provides off road parking. The front garden has been laid to stone shingle for ease of maintenance. There is then immediate access to the front door.

### **The Rear Garden**

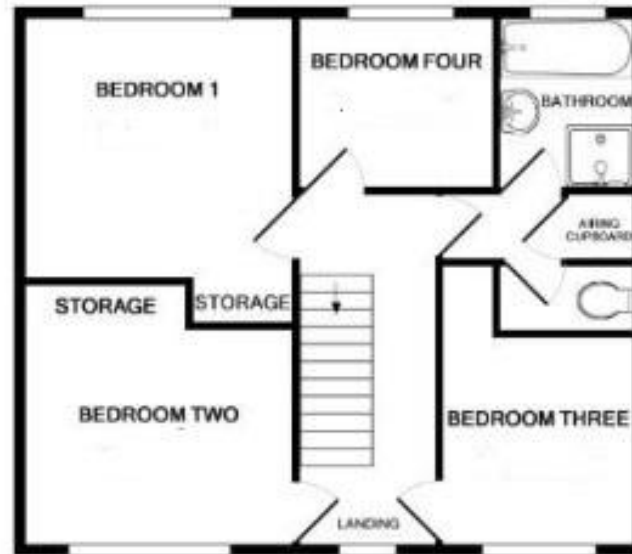
The rear garden can be gained via a lockable side gate which also gives access to the door in the home gym and the kitchen. The garden has the added advantage of being southerly facing and immediately outside of the conservatory is a patio which opens up into an area of lawn with stone shingles to the right hand side. The borders are stocked with an array of established shrubs, small trees and perennials.







GROUND FLOOR  
APPROX. FLOOR  
AREA 889 SQ.FT.  
(82.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 567 SQ.FT.  
(52.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1456 SQ.FT. (135.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Semi Detached House



Freehold



4



Garden



1



D



3

**EPC**

C



Gas Central Heating



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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