



35 Coleridge Vale Road North, Clevedon, BS21 6PS
£475,000

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Embrace the perfect blend of vintage charm and modern flexibility in this cleverly extended 1930's semi detached home, located in one of Clevedon's most desirable residential pockets. From the moment you step into the welcoming entrance hall, the property unfolds into a series of bright, versatile spaces designed for effortless family living and seamless entertaining. The ground floor features a formal living room perfect for cosy evenings, a separate dining room for hosting dinner parties and a practical kitchen with a dedicated utility area. A standout feature of this thoughtful extension is the highly adaptable downstairs bedroom and adjacent shower room, offering an ideal setup for multi generational living, a secluded home office, or a vibrant playroom. Upstairs offers three bedrooms and a well appointed family bathroom ensuring plenty of space for everyone to unwind in comfort. Step outside into your own private sanctuary, where a tranquil rear garden offers an idyllic escape from the everyday bustle. Bathed in sunshine, the outdoor space treats you to peaceful, leafy views of the winding riverbank, creating a picture perfect backdrop for summer barbecues, morning coffees, or quiet afternoons with a book. The front of the property matches this effortless lifestyle with a newly laid driveway providing generous off street parking, alongside a detached garage that serves as excellent storage for bikes and coastal

gear. Best of all, this home is offered entirely chain free, holding an EPC Rating D and Council Tax Band C, meaning your transition to seaside living can be as smooth as the coastal breeze. Beyond your front door lies the enchanting coastal town of Clevedon, a place where historic charm meets a vibrant, independent community. Spend your weekends strolling along the iconic Victorian pier, browsing the eclectic boutiques, or sampling artisanal treats at the local cafes and restaurants. Excellent local primary and secondary schools make it a wonderful environment for growing families, while the nearby open countryside invites endless weekend exploration. Positioned just a five minute drive from the M5 motorway, this home effortlessly connects you to Bristol and beyond, making it a commuters dream that never compromises on peace, privacy and natural beauty.

Accommodation (all measurement approximate)

GROUND FLOOR

Front door opens to:

Hall

Stairs to first floor, understairs cupboard with ample storage for bags and coats etc.

Sitting Room 12' 8" x 12' 2" (3.86m x 3.71m)

Bay window to front, coal effect fire.

Dining Room 12' 6" x 11' 6" (3.81m x 3.50m) Wood effect flooring, window looking out to garden.

Kitchen 20' 1" x 12' 5" (6.12m x 3.78m)

Fitted with wall and base units with worktops, stainless steel sink, space and plumbing for washing machine and tumble dryer, electric hob with extractor, double oven, space for dishwasher, space for fridge. Velux skylight, door to rear garden, window looking out to front. Off the kitchen doors leading to:

Shower Room 8' 7" x 6' 1" (2.61m x 1.85m)

Suite of WC, sink with storage below and corner shower, fully tiled walls, window.

Bedroom 4 12' 1" x 10' 1" (3.68m x 3.07m)

Window looking out to garden, built in wardrobes, drawers and overhead cupboards. Access to loft space.

FIRST FLOOR

Landing. Access to loft space.

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

Measurements include built in wardrobes. Window overlooking the front.

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

Measurements include built in wardrobe with sliding doors. Window overlooking the rear.

Bedroom 3 9' 3" x 8' 2" (2.82m x 2.49m)

Measurements include built in wardrobes with sliding doors. Window overlooking the rear, views of the river.

Bathroom

Three piece white suite of WC, sink and bath with electric shower over. Fully tiled walls, window.

OUTSIDE

From Coleridge Vale Road North with driveway with ample parking which leads to the detached garage. There is a paved area and bushes. Side access to the:

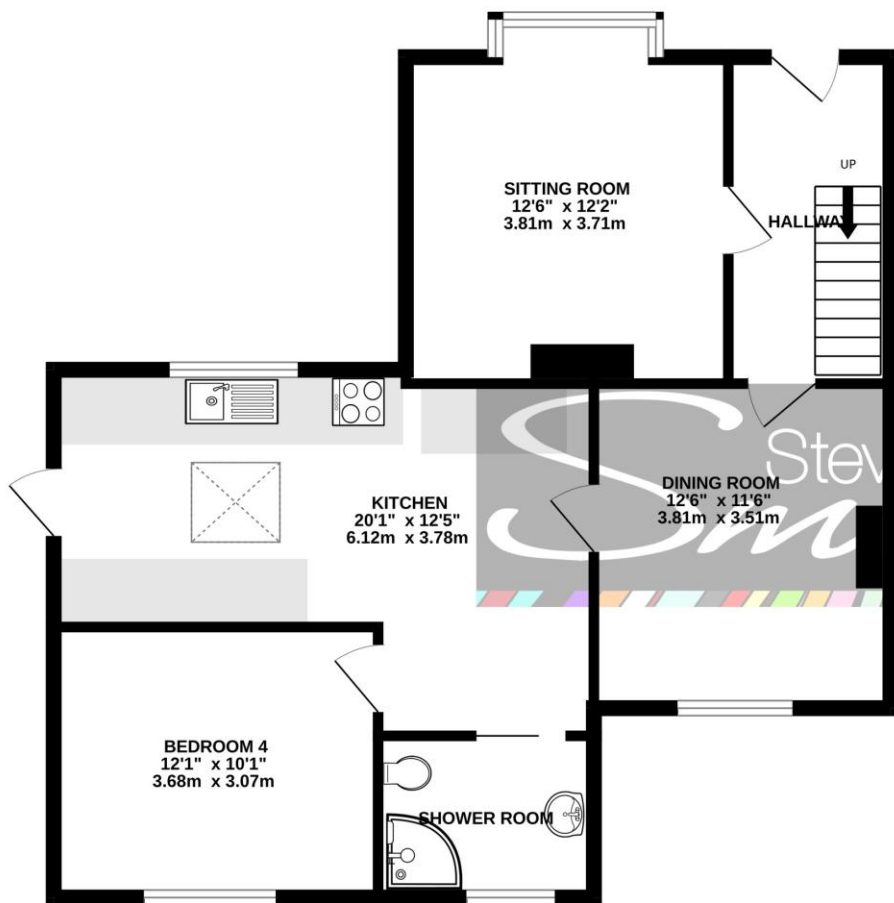
Rear Garden

Laid to patio with gate leading out onto the riverbank.

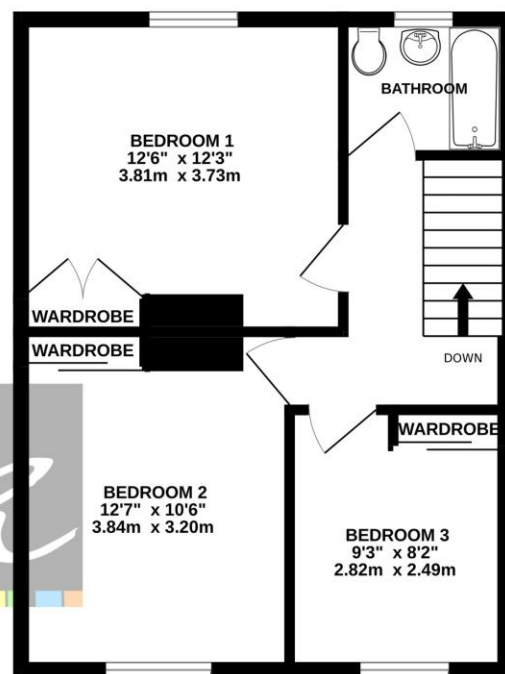




GROUND FLOOR



1ST FLOOR



 Semi Detached House

 Freehold

 4

 Garden

 2

 C

 2

EPC D

 Gas Central Heating

 Garage and Parking

TOTAL FLOOR AREA : 1227sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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