



4 Moor Park, Clevedon, BS21 6EH
£289,950

Steven
Smith

This charming three bedroom terraced home is situated in the popular Lower Clevedon area, offering the perfect blend of coastal lifestyle and town convenience with local amenities just a short stroll away.

As you step inside, a welcoming porch leads you into a bright and inviting sitting room, perfect for relaxing after a long day. The heart of the home features a well proportioned kitchen alongside a clever garage conversion, which now serves as a versatile separate dining room or an ideal fourth bedroom to suit your evolving needs. Upstairs, the property boasts three well balanced bedrooms filled with natural light, all serviced by a neat family bathroom.

Outside, the home is enhanced by a pleasant front garden, while the low maintenance rear garden provides highly coveted off road parking accessed directly from the road.

Offered to the market with the distinct advantage of no onward chain, this versatile and superbly located property is ready for its next chapter and represents a fantastic opportunity for families and professionals alike.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to porch, window looking out to garden, tiled effect floor. Opening to:

Sitting Room 17'0" max 7'9" min x 16'3" max 12'11" min

Measurements include stairs to first floor. Understairs cupboard, sliding patio door to the garden, double doors to the dining room/bedroom 4.

Kitchen 11' 2" x 8' 1" (3.40m x 2.46m)

Measurements include a built in cupboard. Fitted with a range of base units with butchers block effect work surfaces, stainless steel sink, plumbing for washing machine, space for fridge/freezer, electric cooker point, tiled splashbacks, window and door to garden, wood effect floor.

Dining Room/Bedroom 4 16'1" x 7'9" max 7'0" min

Window looking onto the driveway, wood effect floor.

FIRST FLOOR

Landing. Access to loft space and the airing cupboard housing the Vaillant gas fired combination boiler.

Bedroom 1 12' 10" x 10' 1" (3.91m x 3.07m)

Window looking out over the front garden.

Bedroom 2 12' 0" x 9' 7" (3.65m x 2.92m)

Window looking out over the rear garden and parking and onto Moor Park.

Bedroom 3 9' 11" x 6' 9" (3.02m x 2.06m)

Measurements include an overstairs cupboard. Window looking out over the front garden.

Bathroom

Three piece suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, bath with main shower and glass shower screen door, fully tiled walls, wood effect floor, chrome ladder radiator, obscure window.

OUTSIDE

From Moor Park a pedestrian pathway leads down to a picket gate which opens to the front of Number 4 where a pathway leads to the front door. Immediately outside of the sliding patio doors from the sitting room is a small patio which opens to an area of level lawn and decking. There are small trees and shrubs to borders.

The Rear Garden

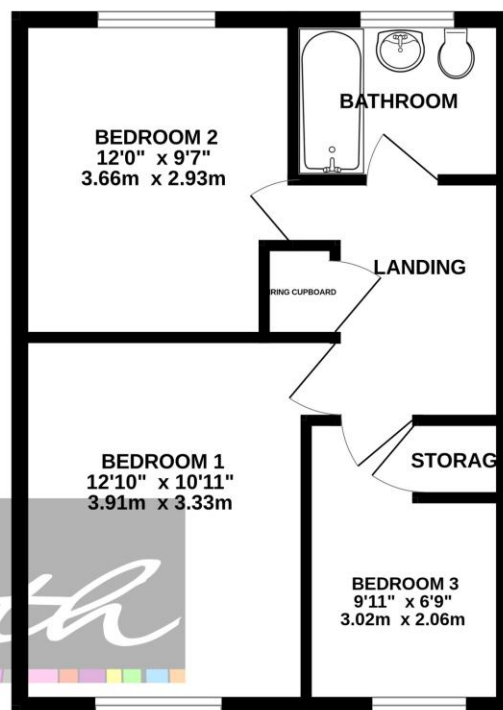
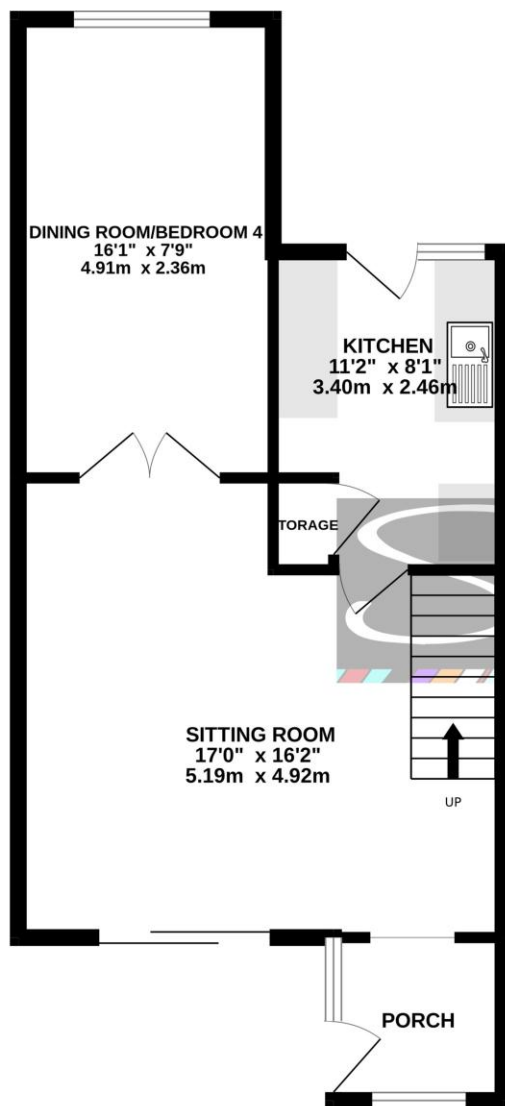
The rear garden can also be accessed via Moor Park and a set of double gates which open to the parking space, it is hard landscaped for ease of maintenance, there is a garden shed and this also has the advantage of being south westerly facing.





GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



Terrace House



Freehold



3



Garden



1



B



2

EPC

C



Gas Central Heating



Parking

TOTAL FLOOR AREA : 925sq.ft. (85.9 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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