



8 Cobley Croft, Clevedon, BS21 5HQ  
**£329,950**

Steven  
*Smith*



This well presented three bedroom end of terrace home is located on the quiet cul-de-sac of Cobley Croft. Inside, the property is bright and welcoming, key features include a spacious lounge, kitchen/diner, conservatory, a 3 piece family bathroom and 3 bedrooms. Outside, the home enjoys a private rear garden, as well as side access and allocated parking. Neatly tucked away, this charming home offers a perfect blend of comfort, style and practicality, making it ideal for families, first-time buyers or those looking to downsize.

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

#### **GROUND FLOOR**

Front door opens hallway with stairs to first floor. Door opens to:

#### **Living Room 14' 9" x 11' 4" (4.49m x 3.45m)**

Window to front. Door opens to:

#### **Kitchen/Diner 14' 9" x 10' 4" (4.49m x 3.15m)**

Fitted with base and eye level units, with worktop and stainless steel sink, breakfast bar, space for washing machine and tumble dryer, integrated four ring gas stove and gas oven, window, tiled floor, understairs storage, sliding doors to conservatory.

#### **Conservatory 14' 3" x 9' 7" (4.34m x 2.92m)**

Wood effect floor, double glazed construction, radiator.

#### **FIRST FLOOR**

**Landing.** Airing cupboard. Access to loft which which is boarded and houses the combi boiler.

#### **Bedroom 1 12' 6" x 8' 2" (3.81m x 2.49m)**

Built in wardrobes. Window to front.

#### **Bedroom 2 11' 2" x 8' 1" (3.40m x 2.46m)**

Wood effect floor, window overlooking the garden.

#### **Bedroom 3 8' 4" x 6' 5" (2.54m x 1.95m)**

Window to front.

#### **Bathroom**

Suite of WC, sink, bath with shower over, tiling to walls, wood effect floor, frosted window.

#### **OUTSIDE**

Off Cobley Croft a driveway with tandem parking for 2 cars. The front is laid to grass with an Acer tree. A gate gives access to the rear of the property.

#### **The Rear Garden**

Laid to grass with beds to borders, patio in corner of garden, shed and bin storage.



Floor Plan to be inserted here



End of Terrace House



Freehold



3



Garden



1



C



2

**EPC**



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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