



7 Freelands, Clevedon, North Somerset, BS21 5HS  
**£325,000**

Steven  
*Smith*

Tucked away in a quiet cul de sac just off Millcross, this two bedroom detached bungalow enjoys a wonderfully peaceful setting while remaining close to everything Clevedon has to offer. Backing directly onto the picturesque Blind Yeo River, the property benefits from a rare sense of privacy and a lovely natural outlook, with the gentle presence of water and greenery creating a calm, relaxing atmosphere. Inside, the bungalow is arranged for easy, comfortable living. The lounge diner provides a welcoming heart to the home, with space to relax, entertain and enjoy everyday life, while the conservatory extends the living space and connects beautifully with the garden, making it an ideal spot to sit with a morning coffee or unwind in the evening. The kitchen is practical and well placed, and the shower room serves both bedrooms, which are well proportioned and versatile for guests, home working or hobbies. The south facing garden is a real highlight, soaking up sunlight throughout the day and offering an attractive outdoor space for dining, gardening or simply enjoying the peaceful riverside backdrop. With a driveway to the side, parking is convenient and discreet, complementing the bungalow's tucked away position. Clevedon itself is known for its relaxed coastal lifestyle, charming seafront, historic pier and abundance of

independent shops, cafés and restaurants. Scenic walks are on your doorstep, including riverside and coastal paths, while local amenities and transport links are easily accessible. Offered with no onward chain, this is an excellent opportunity to enjoy a quieter pace of life in one of North Somerset's most sought after towns, perfect for those looking to combine comfort, convenience and a strong connection to nature.

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

Front door opens to:

#### **Hallway**

Cupboard for coats and shoes. Door to:

#### **Lounge/Diner 15' 1" x 12' 9" (4.59m x 3.88m)**

Bay window overlooking the front garden, mantle and feature electric fire. Door opens to:

#### **Kitchen 10' 0" x 5' 10" (3.05m x 1.78m)**

Fitted with base and eye level units with black worktops, stainless steel sink, integrated electric hob and oven, space for washing machine, integrated fridge/freezer, window, door to side of property.

Off hallway door to:

#### **Shower Room**

Fitted with white suite of WC, pedestal washhand basin, king size shower with electric shower and glass screen, obscure window.

#### **Bedroom 1 13' 1" x 9' 9" (3.98m x 2.97m)**

Sliding doors opening to conservatory. Freestanding triple mirror wardrobes.

#### **Bedroom 2 8' 9" x 7' 0" (2.66m x 2.13m)**

Sliding door opening to conservatory.

#### **Conservatory 17' 1" x 7' 10" (5.20m x 2.39m)**

Four Seasons conservatory with power and heating, glass roof, hard wood effect flooring, french doors to garden.

#### **OUTSIDE**

From Freeland's a driveway to the side of the property provides parking for one car. A block paved footpath leads to the front door with an area of grass either side.

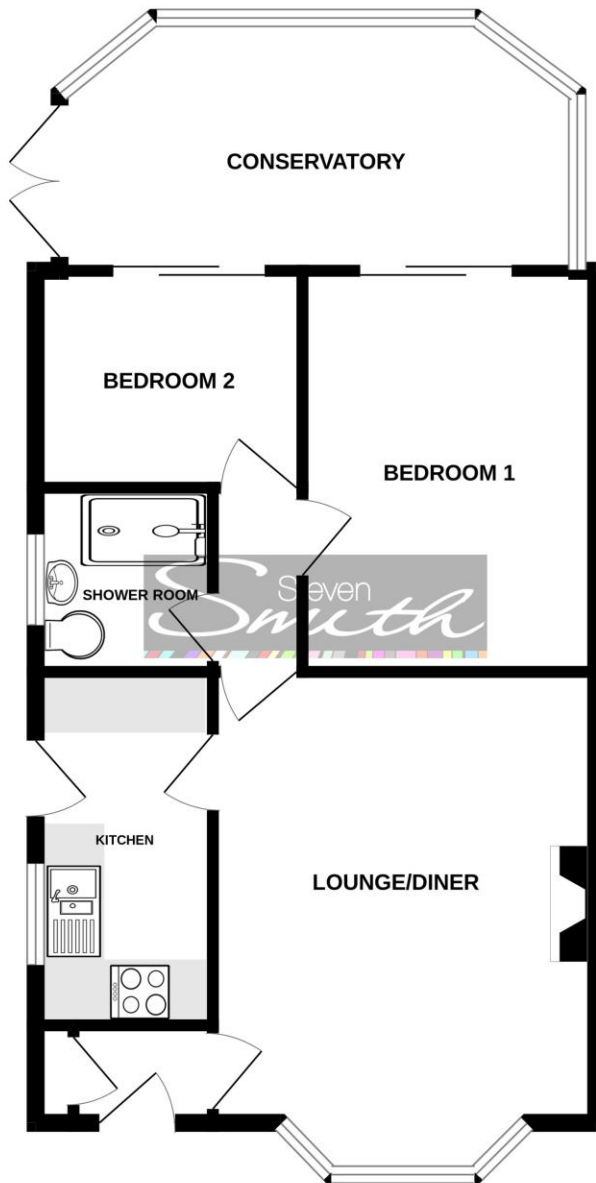
#### **Rear Garden**

Block paved patio with timber shed, predominantly south facing laid to lawn backing onto the riverbank.





# GROUND FLOOR



Detached Bungalow



Freehold



2



Garden



1



C



2

**EPC**

D



Gas Central Heating



Parking

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.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG

T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)

E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

